



A beautiful and unique flat with a detached studio

Flat 4, 14 Frant Road, Tunbridge Wells, TN2 5SN

Leasehold (152 years remaining) with Share of Freehold



Ground floor apartment • 2 bedrooms • 1 reception
• bathroom • kitchen • communal gardens • allocated
parking & visitor parking • detached studio with w.c.
and power.

About

Flat 4, is a spacious ground floor apartment in this striking period property, benefitting from tall ceiling heights, well-proportioned rooms and large timber-framed windows, with the original shutters in place. On entering the flat, via the communal entrance hall with secure entry system, the impressive reception hall leads onto the light-filled sitting room with its large feature fireplace, wonderful decorative cornicing and attractive outlook over the gardens to the rear.

The kitchen cleverly utilises the space on offer with both base and wall units, providing good storage and preparation space, together with integrated electric oven and gas hob, fridge-freezer, dishwasher and washing machine.

The flat can be configured to suit individual needs, with two double bedrooms and ample space for large wardrobes and additional furniture, one of bedrooms is presently used as a formal dining room and a well-appointed bathroom completes the accommodation within the flat.

Flat 4, offers, and much benefits from, the unusual and notable attribute of an attractive detached studio; which offers a wonderful, flexible space; which would be ideal for working from home, with electric storage heating and w.c.

Outside - 14 Frant Road is approached over a communal driveway, with two allocated residents' spaces and further visitors' parking. Mature trees and evergreen shrubs provide a substantial screen from the road, with further planting to border beds to give year-round structure and seasonal colour. Flat 4, enjoys private and direct access to the well maintained communal gardens that wrap around the side and rear of the building, offering a delightful space for outdoor entertaining.

Local Info

14 Frant Road lies on the popular south side of Tunbridge Wells and is well-placed for the historic Pantiles, High Street and mainline station, all of which lie within half a mile. The flat is also within convenient reach of the town centre shopping mall, independent stores, restaurants, cafés and further amenities.





The town is also known for its green spaces, including the nearby Common, Calverley and Dunorlan Parks; locally the town also offers a Tennis Club, Cricket Ground and the Nevill Golf Club.

The mainline station is within 0.5 miles away offering frequent commuter services to London, whilst the Centaur Commuter Coach service is a popular alternative route to the City.

There are many highly-regarded schools in the vicinity, including the girls' and boys' grammars, The Mead, Rose Hill and Holmewood House preparatories, Bishops Down Primaries and independent senior schools in Tonbridge, Mayfield, Sevenoaks and Eastbourne.

The London Road (A26) links north to the A21, Tonbridge, Sevenoaks and the M25 (J5) and thereby the national motorway network. Gatwick Airport lies about 26 miles to the west via the A264.

Agents Note

Leasehold (152 years remaining) With share of freehold.

The lease on the apartment expires in 2173 (152 years remaining).

The lease on the studio expires in February 2082 (75 years remaining).

Energy Performance

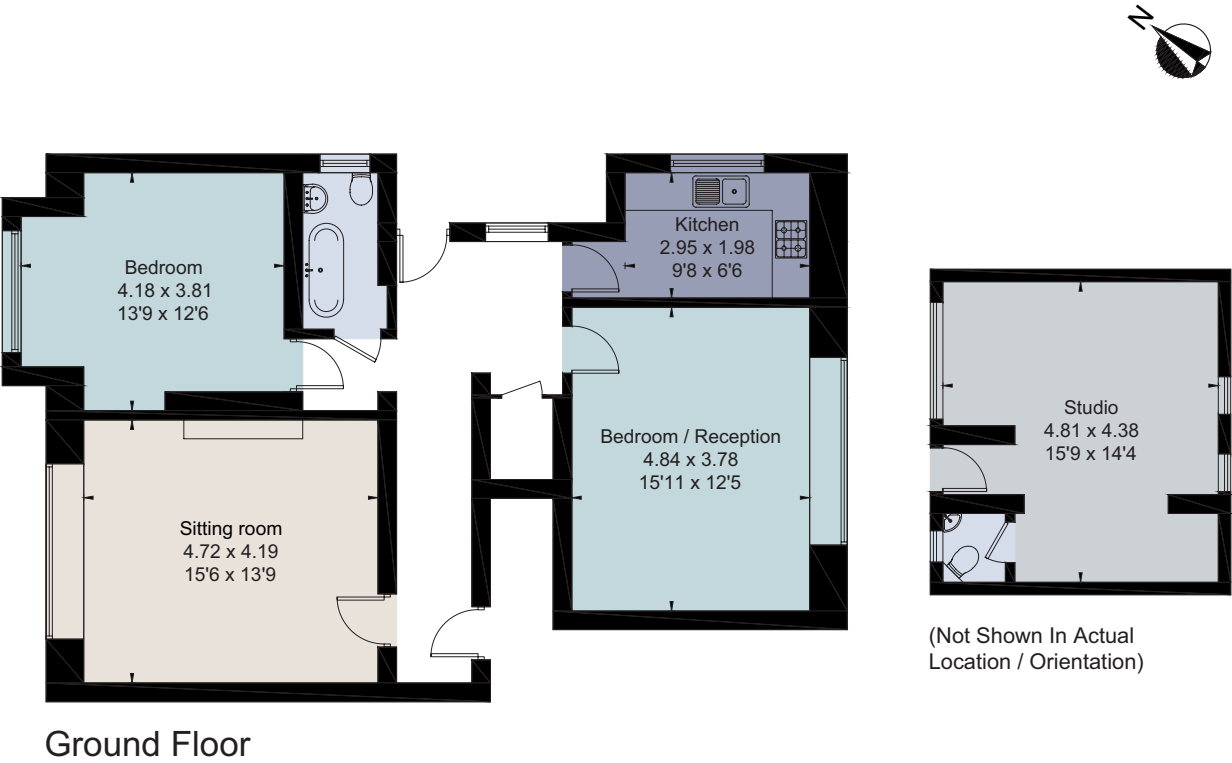
A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



Flat 4, 14 Frant Road, Tunbridge Wells, TN2 5SN
Approximate Area 86.8 sq m / 934 sq ft
Studio 21.1 sq m / 227 sq ft
Total 107.9 sq m / 1161 sq ft
Including Limited Use Area (3.6 sq m / 39 sq ft)



For identification only. Not to scale. © 200921NS

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