



A luxurious and striking penthouse apartment

Apartment 5, Royal Springs, 11 London Road, Tunbridge Wells, TN1 1DE

Leasehold 121 years remaining



Impressive penthouse apartment • two bedrooms
• two bathrooms • kitchen/diner/sitting room • mezzanine
snug/study • private roof terrace • three allocated parking
spaces.

About

Apartment 5, Royal Springs is a unique and immaculately presented duplex apartment found within this striking, contemporary development in this highly convenient location neighbouring the Common, in the heart of Tunbridge Wells.

Meticulously styled to complement and further enhance the accommodation, the apartment enjoys open-plan living and large picture windows that perfectly frame the townscape views. The very impressive reception room, with its vaulted ceiling, is flooded with natural light and is easily zoned to offer both a generous sitting room and dining area in addition to the highly stylish kitchen.

The kitchen, which has been further enhanced by our clients, offers plenty of base and wall units, providing good storage and preparation space, together with smart Quartz worktops and three integrated Bosch ovens, an induction hob, fridge-freezer, dishwasher and space for a washing machine.

This an ideal and glamorous room for entertaining; our clients have also installed air-conditioning to ensure year-round comfort.

The apartment offers one double bedroom on the first floor with a separate beautifully appointed bathroom.

The staircase leads up to the second floor, where the sizeable principal suite is found, with its luxurious en suite bathroom and large walk in dressing room.

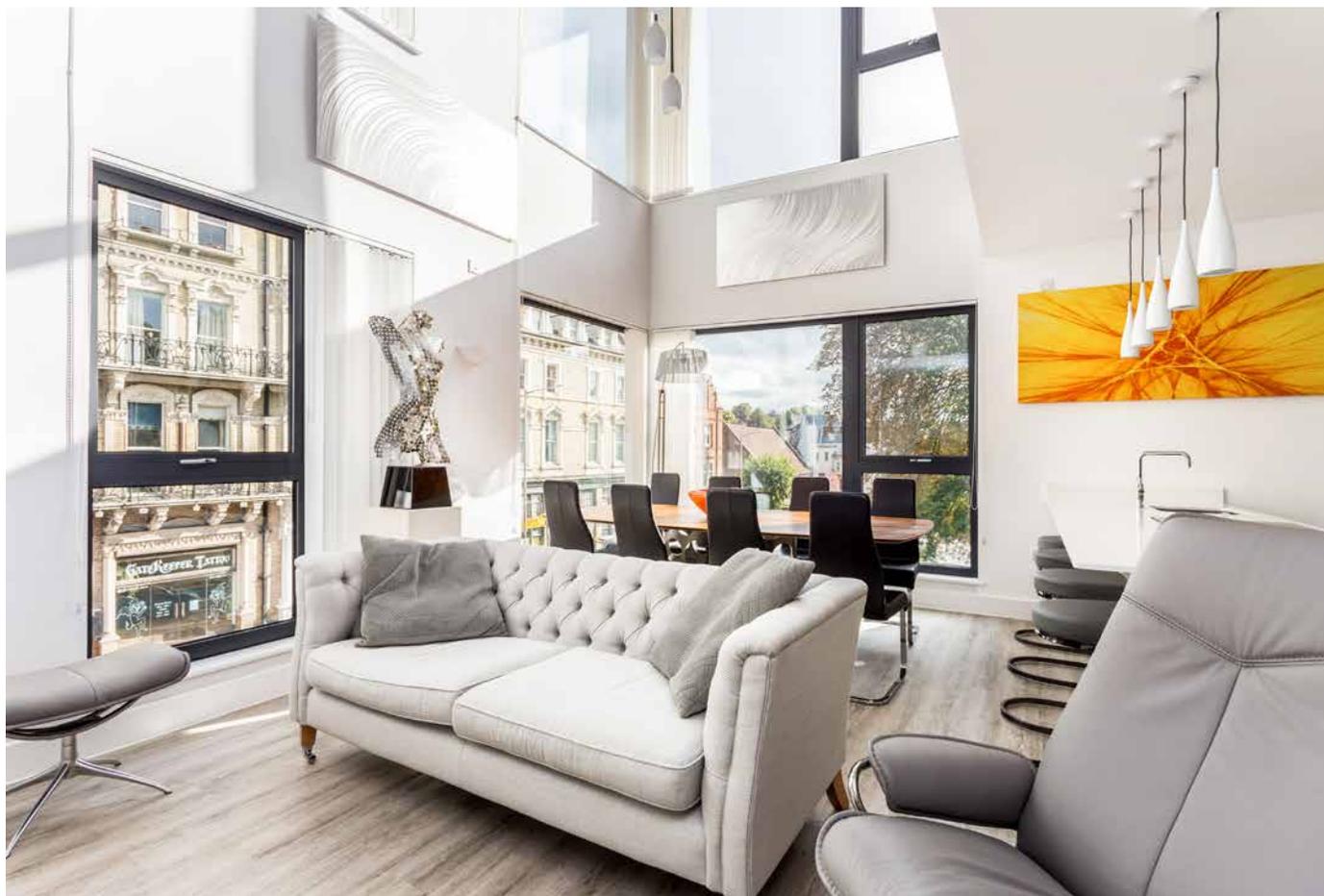
Also on this floor is the versatile galleried space, which could be used for any manner of uses, further reception space, home study/office or occasional bedroom. From this mezzanine is the access to the large private terrace, which is a wonderful private area for relaxing and entertaining with treetop views.

The apartment, also benefits from the notable attribute of three under croft, allocated parking spaces.

This apartment will appeal to a wide range of buyers looking for an individual, smart, bright and convenient base in a desirable town centre location.

Local Information

Apartment 5, Royal Springs enjoys a very convenient location, being just moments away from the historic Pantiles and High Street with its choice of restaurants, cafés and amenities and within easy reach of the town centre shopping mall further independent stores and facilities.





The mainline station is just 0.2 miles away offering frequent commuter services to London, whilst the Centaur Commuter Coach service is a popular alternative route to the City.

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

There are many highly-regarded schools in the vicinity, including the girls' and boys' grammars, Bennett Memorial, The Wells Free School, 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.

Tenure

Leasehold 121 years remaining

Energy Performance

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

Viewing

Strictly by appointment with Savills.



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Approximate Area 146.7 sq m / 1579 sq ft (Excluding Void)

Including Limited Use Area (1.9 sq m / 20 sq ft)



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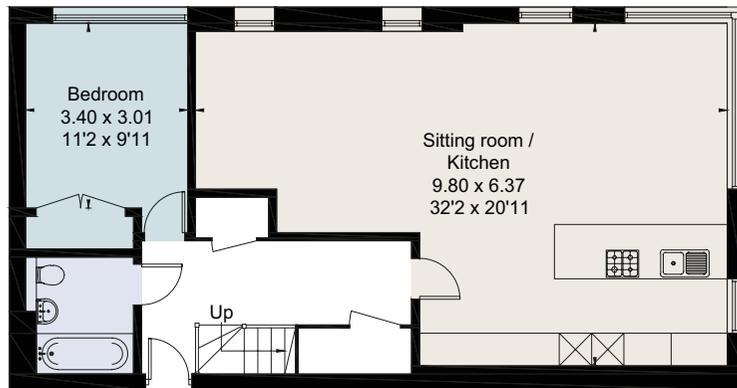
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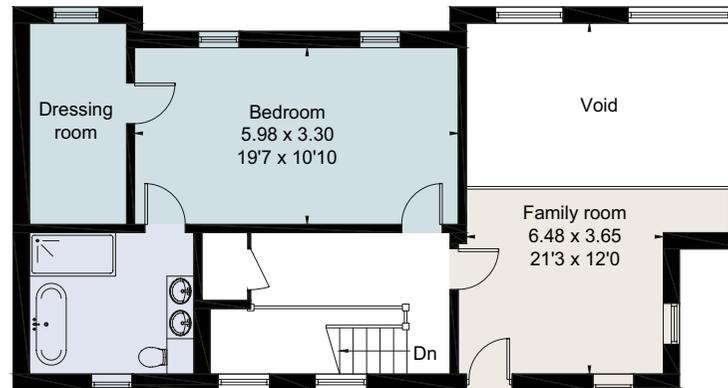
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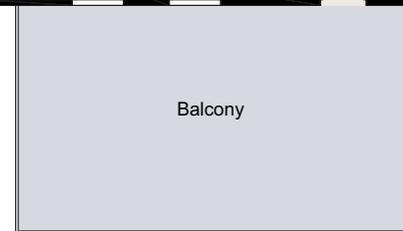
tunbridgewells@savills.com



First floor



Second floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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