



A stylish two bedroom apartment in this central location

**Flat 7, The Schoolhouse, Calverley Street, Tunbridge Wells, TN1 2XZ**

Leasehold 983 years remaining





First floor apartment • two bedrooms • one bathroom  
• open plan reception and kitchen • private terrace  
• gated car park with one allocated space and communal garden

#### About Flat 7, The Schoolhouse

Dating back to the early 1900s The Schoolhouse is an attractive period conversion found tucked away in the heart of Tunbridge Wells. No.7 is a first floor apartment which is light, spacious with a high standard of presentation throughout and a pleasant, neutral décor. The apartment offers two bedrooms and one modern bathroom. The reception/dining room is easily zoned, with generous space for entertaining and direct access onto the private terrace.

The well-appointed, stylish kitchen offers good storage and ample preparation space with integrated Electrolux fridge-freezer, AEG microwave, Electrolux dishwasher, AEG Electrolux oven and hob, with space for a washing machine/drier.

The private terrace accessed via french doors from the sitting room area is an impressive addition to the apartment and has been considerably enhanced and remodelled in recent years to provide a sizeable and private outdoor area for entertaining and relaxation.

There is also a modest, well-maintained, established communal garden accessed via the gated car park; the property has one allocated parking space which is a significant benefit in this central part of town and the property is well placed for easy access to the A21.

#### Local Info

Calverley Street, tucked off Calverley Road is just 500ft from Royal Victoria Place shopping centre; this highly convenient location offers its residents the perfect base to enjoy all that Tunbridge Wells has to offer. Being the only spa town in the Southeast of England, Tunbridge Wells offers elegant architecture and extensive cultural, entertainment and shopping attractions, including theatres, cafés and restaurants, national retailers and characterful independent shops on the High Street and historic Pantiles. Excellent cricket and tennis facilities at the Nevill grounds, just over 2 miles away and the renowned Nevill Golf Club is located just under 2.5 miles away. Dunorlan Park, The Common and parks such as The Grove and Calverley Grounds, all lie within less than a mile on foot.

Mainline station: Tunbridge Wells (about 0.5 miles) with regular services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street.

Communications: The A21 serves Tunbridge Wells, giving access to the M25 to the north and the coast to the south.







### Directions

Postcode - TN1 2XZ.

Turn off Calverley Road into Calverley Street and The Schoolhouse will be found approximately two thirds of the way down the road on the left hand side.

### Tenure

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### Services

Mains electricity, water and drainage

### 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** 75.8 sq m / 816 sq ft

**Including Limited Use Area** (0.4 sq m / 4 sq ft)

**Balcony** 33.2 sq m / 358 sq ft



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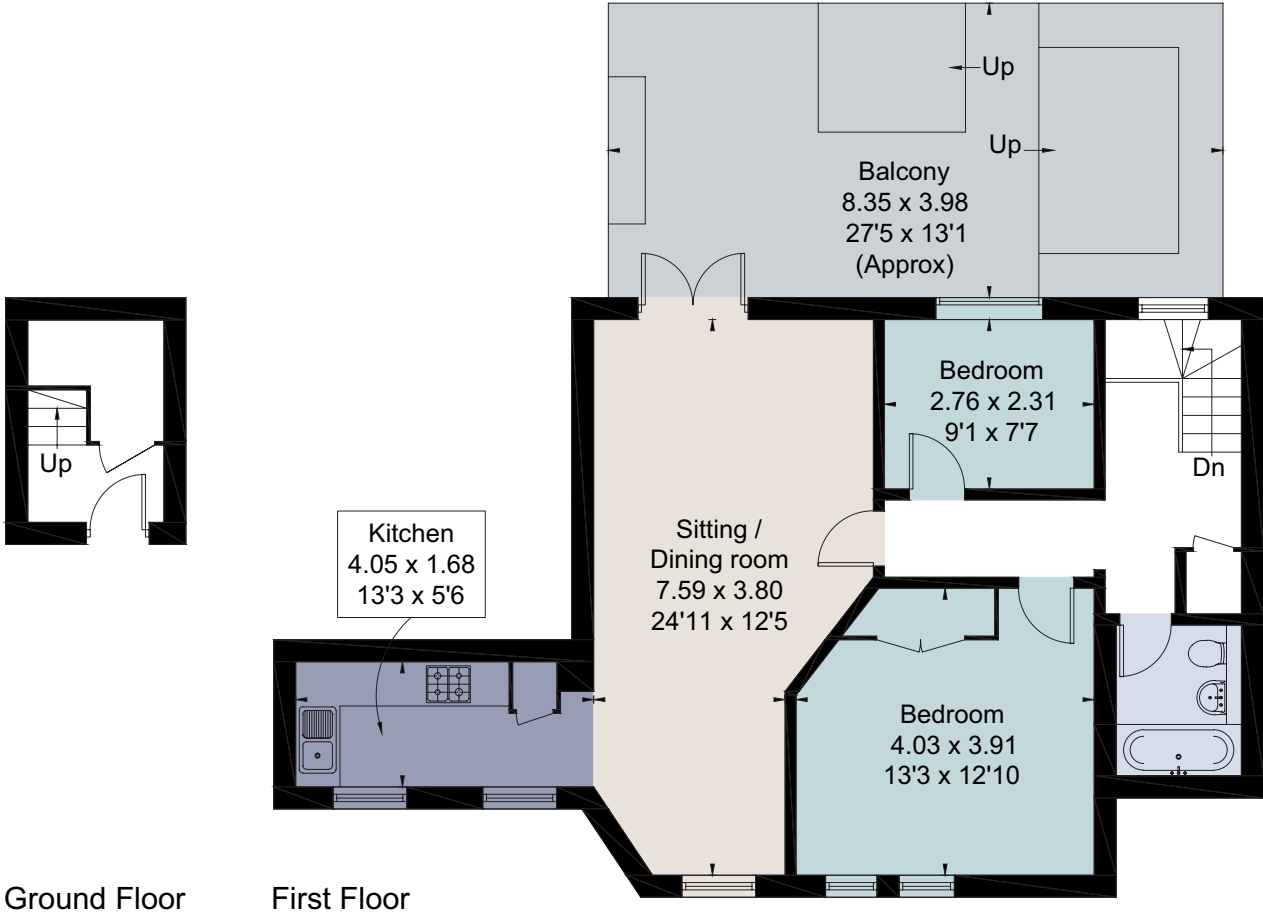
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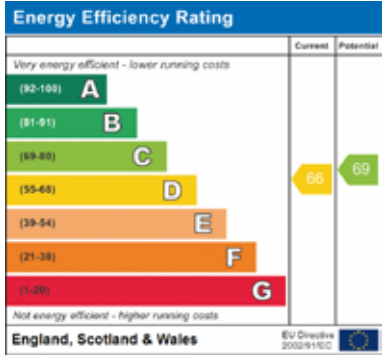
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Ground Floor

First Floor

For identification only. Not to scale. © 210104BC



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