



A highly stylish, penthouse apartment

Apartment 12, Regent House, 2 Herald Gardens, Tunbridge Wells, TN2 3FQ

Leasehold 995 years remaining



Penthouse apartment • two double bedrooms • two bathrooms • kitchen/diner • sitting room • private balcony • lift access and parking.

About

Apartment 12, Regent House is a beautifully presented penthouse apartment, enjoying a top floor position within this smart, modern building, with its very well-kept, efficiently managed communal areas, on the Knights Wood development on the fringes of Tunbridge Wells.

The apartment is light and spacious, with well-proportioned rooms and the highest standard of presentation throughout. The property provides two double bedrooms, both with fitted wardrobes; bedroom one with en suite shower room, the other with a jack and jill bathroom, with well-appointed modern fixtures and fittings.

The stylish kitchen/diner enjoys the far reaching views over the development towards Sevenoaks and offers sleek, modern base and wall units providing good storage and preparation space. There is an integrated Neff oven, Neff steam oven, Bosch induction hob, integrated dishwasher and fridge-freezer; with Neff washing machine and dryer in the separate and very useful utility room.

The large sitting room is particularly impressive, overlooking and opening onto the private balcony, making it an ideal space for alfresco entertaining or relaxing on a sunny morning whilst taking in the delightful, extensive views of ancient woodland.

Of further note, Apartment 12 also much benefits from a video phone entry system and lift access and a Vent Axia Kinetic clean air ventilation system throughout the apartment. There is also an allocated car parking space with a storage room and a communal bike store.

The apartment also benefits from just over 9 years remaining on the Premier Guarantee warranty.

Local Information

Knights Wood is an attractive Dandara Homes development, set within 150 acres of ancient woodland, with immediate access to many pathways for walking, running and leisure.

The development is conveniently located to the east of Tunbridge Wells town centre and close to extensive out-of-town amenities that include a cinema/leisure complex, major retail outlets and supermarkets, whilst the development is also served by a convenience store for everyday needs.

Tunbridge Wells town centre is about 4 miles, whilst Tonbridge is about 4.2 miles via the recently dualled A21 which links to Sevenoaks and the M25 (J5) to the north, Gatwick and Heathrow airports and the Channel Tunnel to the east.





The area is a very popular base for families with its excellent rail links from High Brooms and Tonbridge providing fast commuter services to London and access to the Centaur Commuter Coach.

The development much benefits from a shuttle bus during the peak morning and evening hours going direct to and from Tonbridge Train Station during the week.

There is a wide choice of state and private schools in the area, including the recently opened Skinners Kent Primary School on the development and Kent grammar schools in Tonbridge and Tunbridge Wells.

Preparatory schools include Kent College (Pembury), the Schools at Somerhill and Hilden Grange in Tonbridge. There are Independent senior schools in Pembury, Tonbridge, Tunbridge Wells, Sevenoaks and Benenden.

Tenure

Leasehold 995 years remaining

Energy Performance

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

Viewing

Strictly by appointment with Savills.



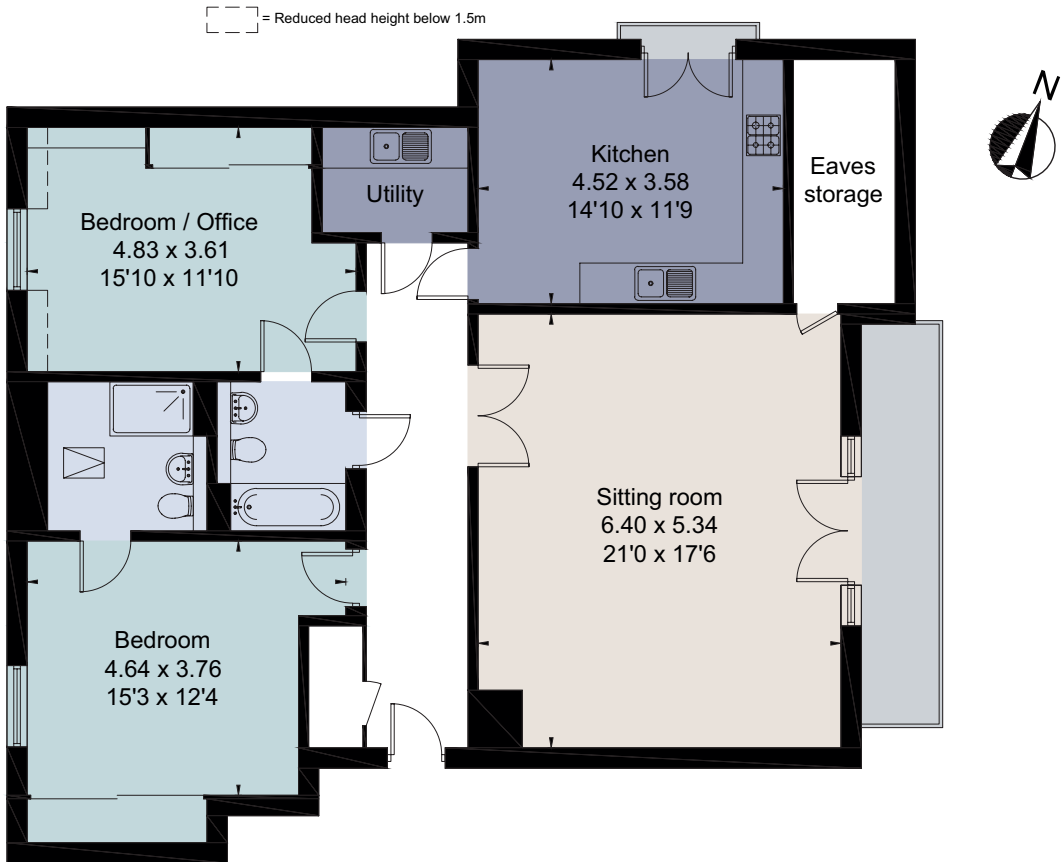
Apartment 12, Regent House, 2 Herald Gardens, Tunbridge Wells, TN2 3FQ
Approximate Area 122.3 sq m / 1316 sq ft (Including Eaves Storage)
Including Limited Use Area (0.7 sq m / 7 sq ft)



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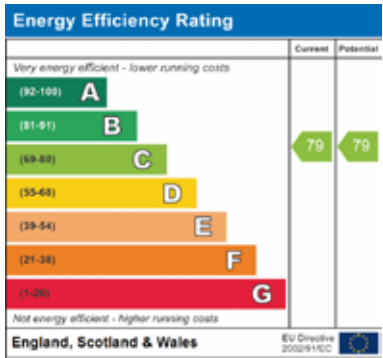
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Third Floor

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