



A top floor flat in this highly desirable town location

Top Floor Flat, 14 Cambridge Gardens, Tunbridge Wells, TN2 4SE

Share of Freehold 60 years remaining

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Top floor apartment • highly convenient location • three bedrooms • shower room • kitchen/dining room • sitting room • residents' parking

About

Top Floor Flat, 14 Cambridge Gardens is a light and spacious top floor apartment within this handsome period conversion, benefitting from well-proportioned rooms, attractive sash windows, deep skirting boards and attractive feature fireplaces.

The property is approached via a gated, distinctive black and white checkerboard pathway through the pretty front garden, which is under the ownership of the Ground Floor Flat. This leads to the main front door and communal vestibule.

The Top Floor Flat is presented to a high standard throughout with a very pleasant, neutral décor and offers a flexible layout that can be configured to suit individual needs, with up to three double bedrooms if required, or potential for a study which would be an ideal place to work/study from. The modest, but modern shower room effectively utilises the available space.

The well-appointed, light and bright kitchen/diner provides an integral electric oven and hob, space for a washer/drier and both base and wall units providing good storage and ample preparation space, whilst benefitting from the very pleasant views over the town, the living room with attractive feature fireplace lies adjacent, creating a generous space from which to entertain.

Residents are entitled to permit parking and visitor permits.

Local Information

Cambridge Gardens is a private, no through road, located on the edge of the popular 'village area' of Tunbridge Wells, enjoying a highly convenient location, very well placed for the High Street, Pantiles and station and within convenient reach of the town centre shopping mall, independent stores, restaurants and cafés.

The mainline station is close by, with 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, Grove and Dunorlan Parks; locally the town also offers a Tennis Club, Cricket Ground and the Nevill Golf Club.

Schools: There are many highly-regarded schools in the vicinity, including nearby Claremont Primary School, 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.





Mainline rail services:
Tunbridge Wells mainline rail station is within walking distance with services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street. Journey times of just under 1 hour.

Communications: The A26 runs through Tunbridge Wells, linking to the A21 just north of the town. The A21 in turn connects to the London M25 orbital and thereby the national motorway network, Gatwick and Heathrow Airports.

Tenure
Share of Freehold 60 years remaining. Please note a lease extension deed increasing the term to a 999 year lease will be provided to a buyer, in line with the other properties that have been extended within the building.

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 90.5 sq m / 974 sq ft



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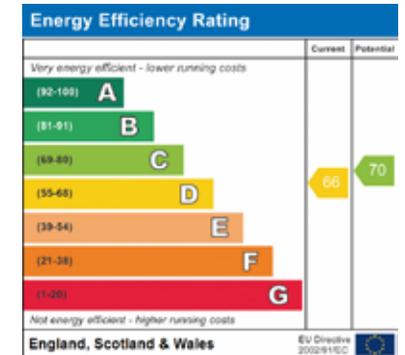
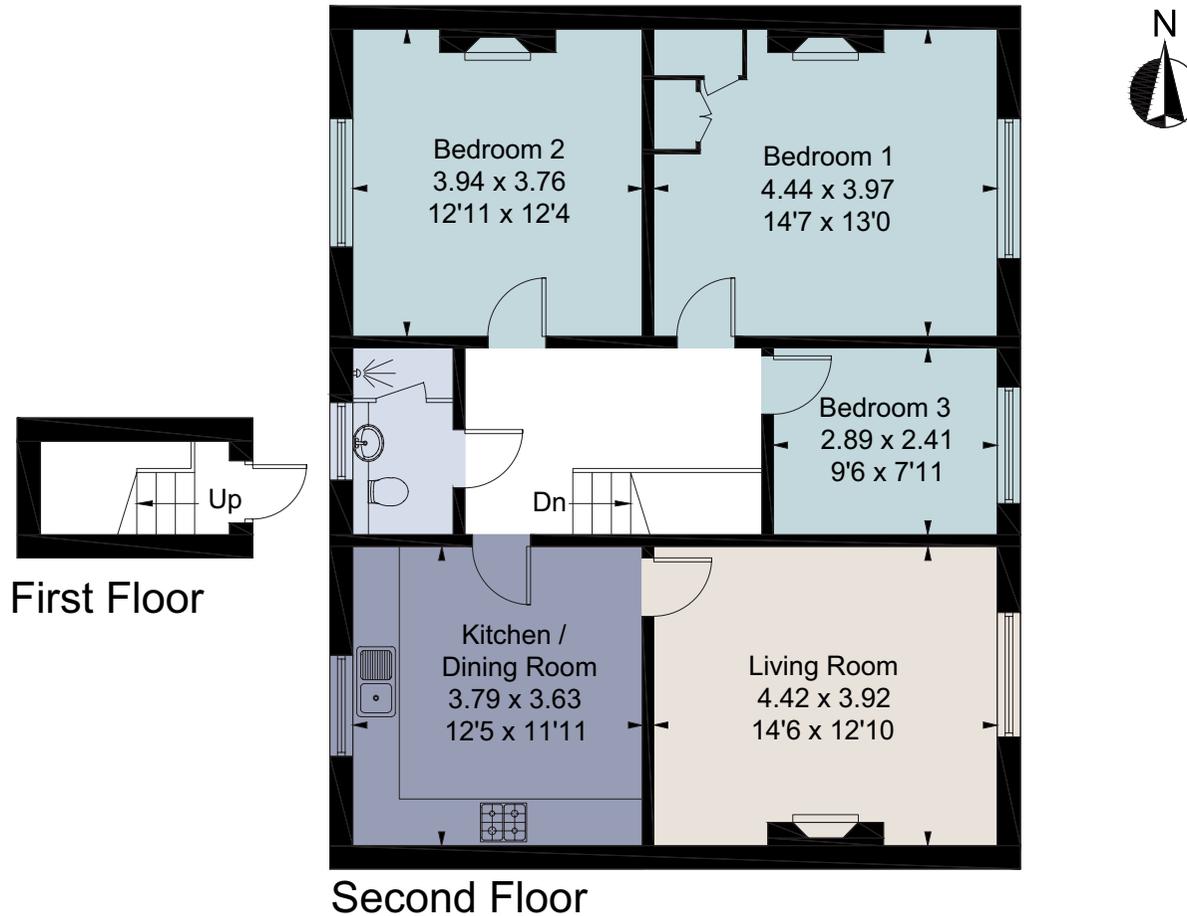
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Becky Card

Savills Tunbridge Wells

01892 507 000

tunbridgewells@savills.com



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