

Calverley Park Gardens, Tunbridge Wells, Kent





An elegant top-floor apartment with private entrance and garage, located in an exclusive position within the centre of Tunbridge Wells, just 0.6 of a mile from the mainline station.

Situation

The property is also within easy reach of the principal shopping areas, with many major national stores in Royal Victoria Place; specialist shops, boutiques, and independent cafes can be found in the famous Pantiles and the Old High Street, with its elegant colonnades and often hosting fairs and festivals. Tunbridge Wells has a vast array of open spaces provided by a multitude of parks, including Dunorlan Park, with its popular boating lake, Tunbridge Wells Common, and the Grove, with outdoor tennis courts. Leisure facilities are a short distance away, which include two theatres, a sports and leisure center, and two golf courses. The area is renowned for an excellent choice of educational facilities within the state and private sector schools, including Beechwood Sacred Heart School, Tunbridge Wells Girls Grammar, and The Skinners School.

Distances

Tunbridge Wells Station 0.6 miles (London Bridge from 42 minutes), A21 (Pembury) 2 miles
M25 (J5) 16 miles (All times and distances are approximate).



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The Property

A superb apartment occupying the top floor of this fine Victorian Villa and accessed via a private entrance.

The light and airy feeling of the entrance hall carries through to the spacious hallway which provides access to all the principal living areas. The stylish open plan kitchen/dining area features a bespoke Kutchenhaus kitchen with a large island and Neolith work surfaces. The fitted units include fully integrated Neff appliances. The Amtico flooring and zoned lighting link together the formal dining area with a more casual day to day entertaining space.

The elegant sitting room has a working feature fireplace. The refurbished sash windows on three sides of the apartment offer delightful views over the abundance of trees and gardens surrounding the property.

The apartment features three generous sized bedrooms, all of which have fitted wardrobes. The principal bedroom has a large en suite fitted with Fired Earth tiles and a large walk in shower. The secondary bedroom is adjacent to a spacious bathroom with a shower and jacuzzi bath that also serves the third bedroom.

A shared driveway, set back approx 20 meters from the road, leads to a garage with external store and additional parking.





Directions (TN1 2JN)

From Tunbridge Wells station (Mount Pleasant Road) proceed up the hill and turn right at the traffic lights onto Crescent Road. At the mini roundabout, take the third exit onto Calverley Road and then immediately left onto Calverley Park Gardens. After a short distance, the property can be found on the right-hand side after Calverley Court & Highlands House.

Property information

Services Mains water, electricity, and drainage. Gas-fired central heating.

Local Authority Tunbridge Wells Borough Council Tel: 01892 526121.

Council Tax Band F

Tenure Leasehold with a Share of the Freehold

Lease term 937 years remaining.

Service Charge £1200 per annum.

Viewings Strictly by prior appointment with Knight Frank, LLP



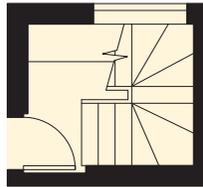
Approximate Gross Internal Floor Area

Total= 174.7 sq m / 1,880 sq ft

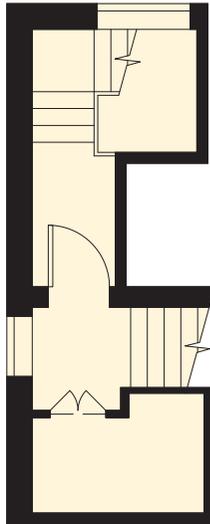
Garage = 15.4 sq m / 165 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.

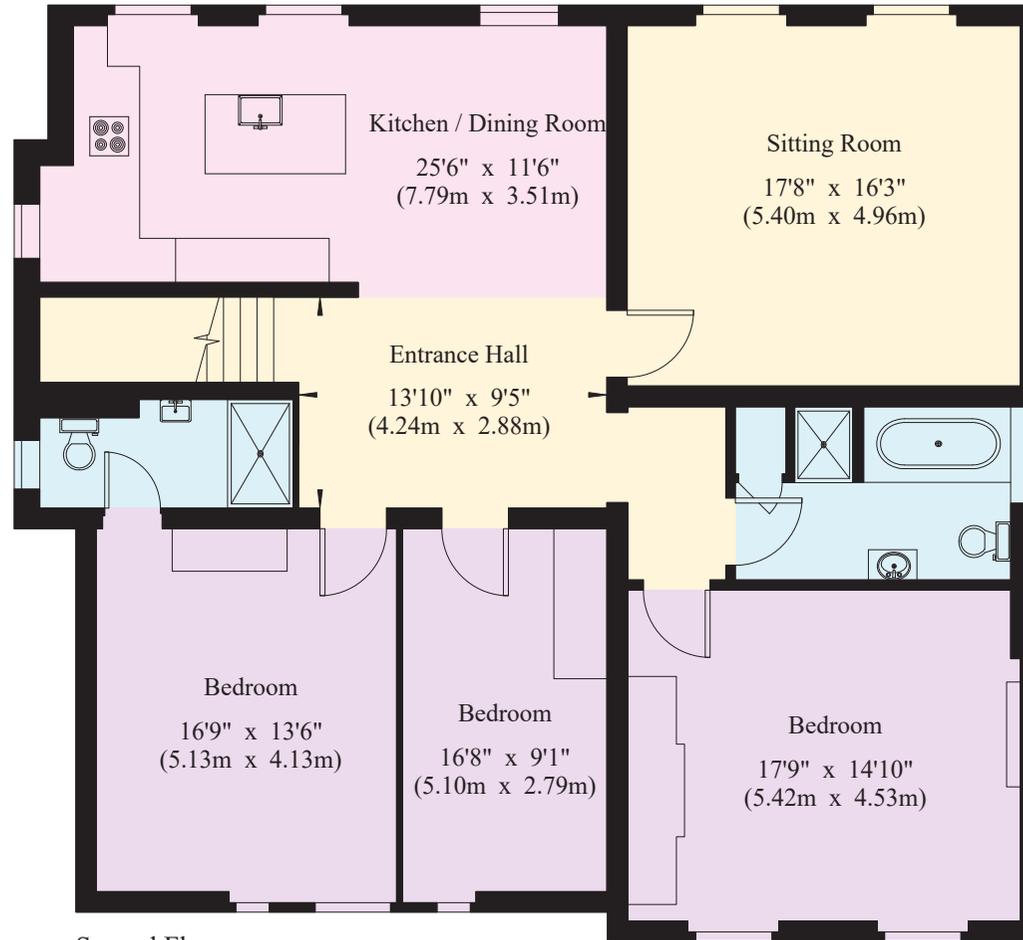
Attention is drawn to the important notice on the last page of the text of the Particulars.



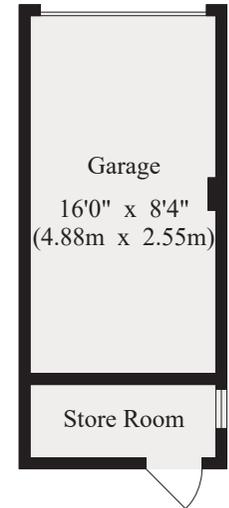
First Floor



Mid Floor



Second Floor



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated [February 2024]. Photographs and videos dated [February 2024].

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