



8 Forest Gate House, Tunbridge Wells

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# 8 Forest Gate House, Broadwater Down, Tunbridge Wells

A light and contemporary two bedroom apartment located on the second floor of this stunning new development. Forest Gate House is a Gold Award winner of the 'What House Best Apartment Scheme 2022' and is a '2022 Tunbridge Wells Civic Society Award' winner. The development comprises nine apartments with a luxury specification, lift access, superfast broadband, 10-year BuildZone New Home Warranty and exceptional 'B' ratings for energy performance.

Situated within the 'Broadwater Down' conservation area, adjacent to Hargate Forest and just 1.5 miles from the station with services to London from 42 minutes. The historic Pantiles and High Street are just over a mile away with a varied array of shops, cafes and restaurants. (All times and distances are approximate)



**Tenure:** Share of Freehold, 999 year lease.

**Service charge:** Annual service charge in first year £1,369.

**Local authority:** Tunbridge Wells Borough Council. Tel: 01892 526121.

**Council tax band:** TBC

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

## The Property

8 Forest Gate House offers stylish open plan living with an impressive balcony running the full length of the apartment. The bespoke designed kitchen benefits from a range of wall and floor cupboards, quartz worktops and high-tech, premium integrated appliances. Leading from the entrance hall is a principal bedroom with en suite bathroom, further bedroom and family bathroom. Bathrooms benefit from white sanitary ware, contemporary chrome fittings, heated towel rails and porcelain wall and floor tiles. Outside, there is a private balcony, ideal for alfresco entertaining, landscaped communal garden, allocated parking space, bicycle store and pay as you go charging point.

Agent's note: Images are not plot specific. This is an example of a two bedroom apartment. Please contact us for details of all available properties.



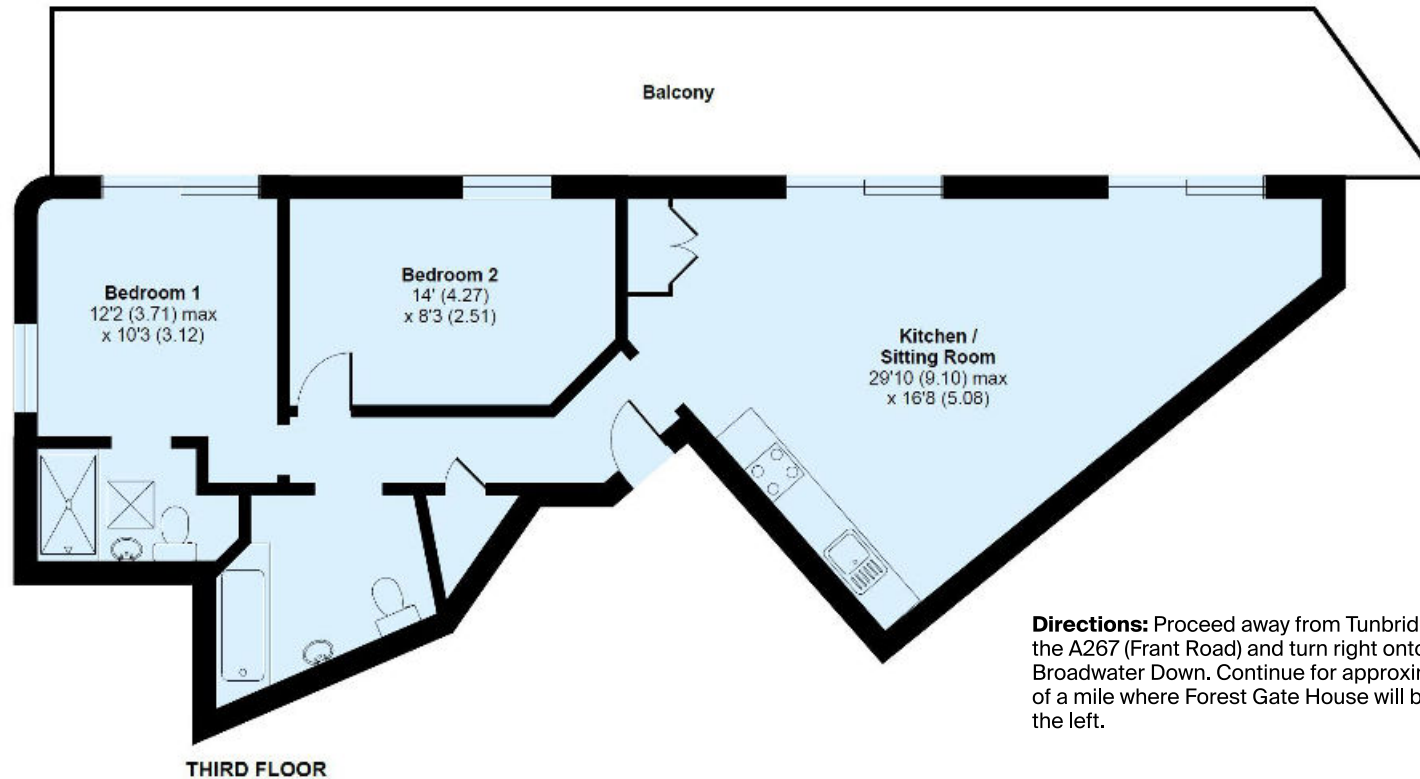


Standout features include lift access, impressive terraces, superfast broadband and exceptional 'B' ratings for energy performance.



## Approximate Gross Internal Floor Area 70.9 sq m / 764 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.



**Directions:** Proceed away from Tunbridge Wells on the A267 (Frant Road) and turn right onto Broadwater Down. Continue for approximately 0.8 of a mile where Forest Gate House will be found on the left.

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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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