



FLAT 6, CEDAR HOUSE

Warberry Park Gardens, Tunbridge Wells



A SUPERB THREE BEDROOM PENTHOUSE APARTMENT

Within prestigious Warberry Park Gardens, with private parking and extensive communal grounds yet situated less than a mile from the town centre.



Local Authority: Tunbridge Wells Borough Council

Council Tax Band: E

Tenure: Share of Freehold

Services: Mains water, electricity and drainage. Electric heating but gas supply to Warberry Park Gardens.

Postcode: TN4 8GF what3words.com/girder.measuring.bravo

Service Charge: Approximately £3,782.04 per annum



THE PROPERTY, GARDENS AND GROUNDS

The sitting room is a very good size with a feature fireplace and double doors leading through to the open plan kitchen/dining room. The kitchen itself comprises a range of stylish units with stunning worksurfaces, a striking central island and breakfast bar. The reception areas flow seamlessly with access out to balconies on both sides, creating a wonderful living and entertaining space.

The principal bedroom benefits from fitted storage, a luxurious en suite shower room and further access out to the balcony. There are two further bedrooms (one currently used as a study) and a family bathroom.

The apartment benefits from two underground parking spaces, additional visitor parking, private basement storage and access to delightful communal grounds.





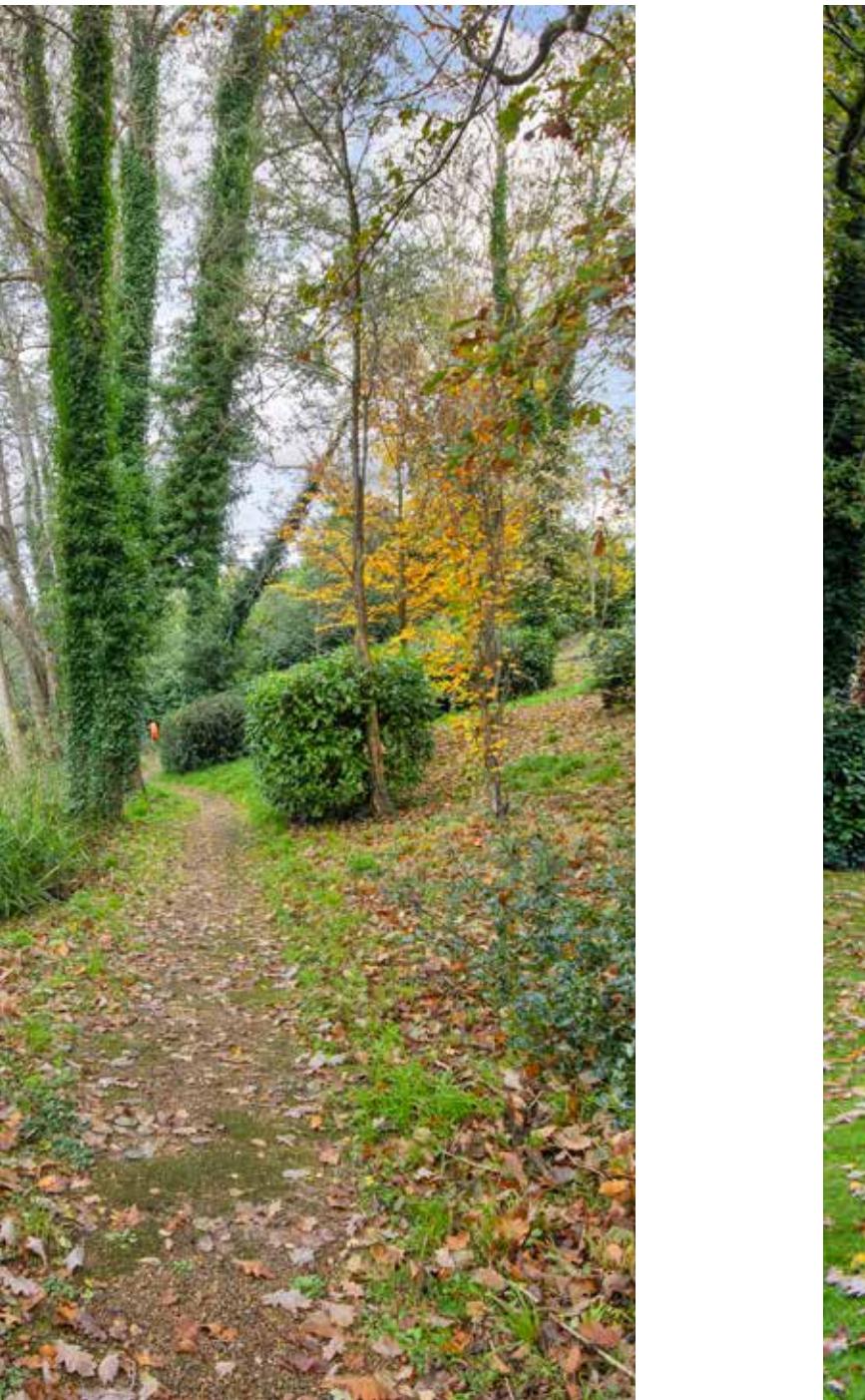


SITUATION

Warberry Park Gardens is situated in the highly sought-after Culverden area of Tunbridge Wells, approximately 0.9 of a mile from the town centre with its mainline railway station, restaurants and a wide array of shops and boutiques in Royal Victoria Place, the historic High Street and famous Pantiles.

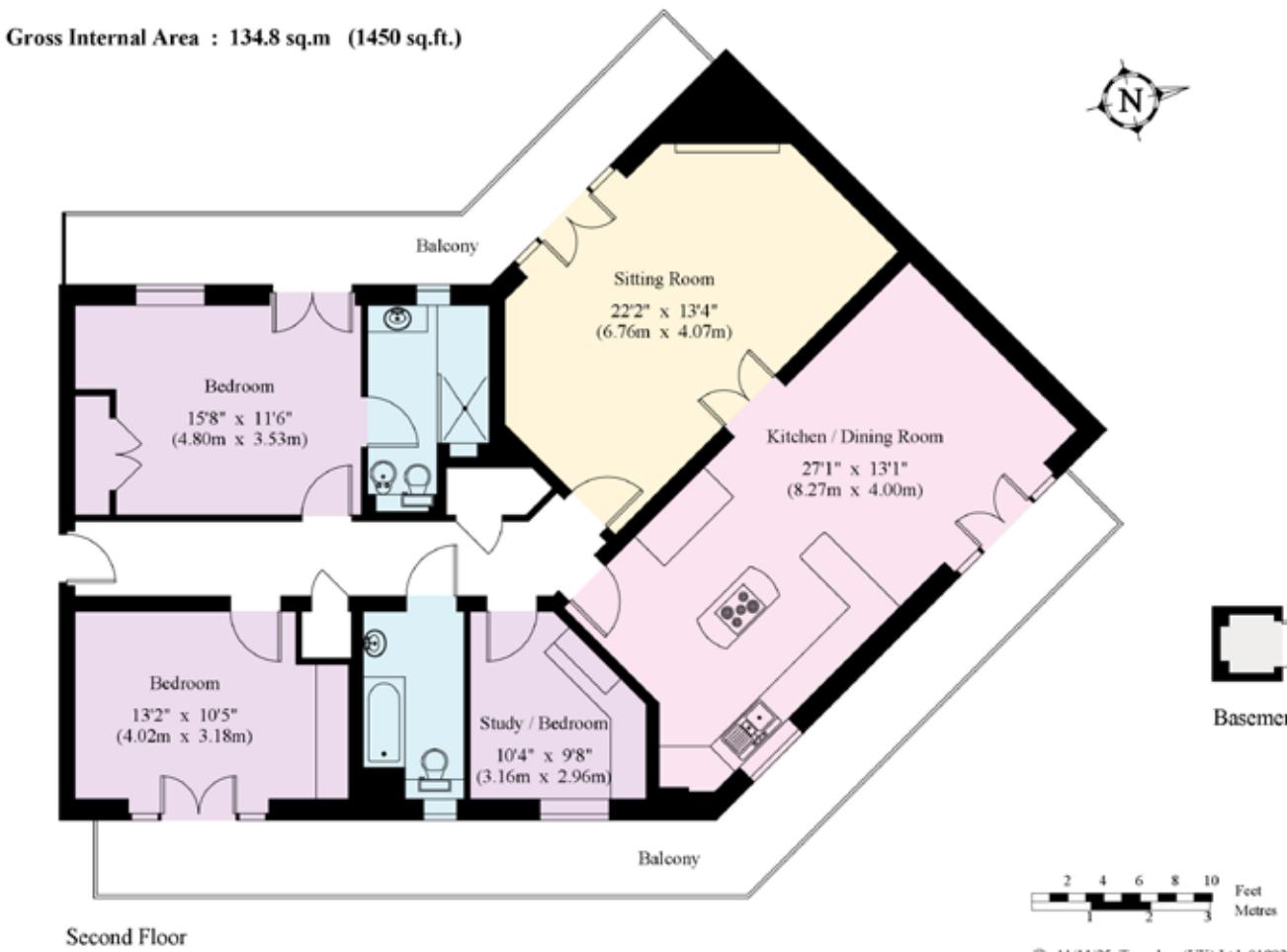
Royal Victoria Place - 0.9 of a mile, Tunbridge Wells Station - 0.9 of a mile (London Bridge from 42 minutes), A21 (Pembury) - 3.5 miles, M25 (J5) - 12 miles.

(All times and distances are approximate)





Gross Internal Area : 134.8 sq.m (1450 sq.ft.)



Second Floor

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID76726)



We would be delighted
to tell you more.

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