



Flat 6, 9 Calverley Park Gardens, Tunbridge Wells, Kent TN1 2JP

Guide Price £320,000 Share of Freehold

When experience counts...

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Bracketts are delighted to present this exceptional one bedroom first floor apartment, situated in the prestigious Calverley Park Gardens. Ideally positioned, the property is within easy reach of the mainline railway station, town centre, Dunorlan Park and Calverley Park. This elegant apartment forms part of a beautifully restored mansion building that has been sympathetically renovated and converted into an exclusive development. Residents benefit from access to well maintained communal gardens, allocated parking, a secure entry phone system and immaculate communal areas. The apartment itself offers thoughtfully designed accommodation including: entrance hall featuring a large storage cupboard and video entry phone system; open plan kitchen / reception room which is stylishly appointed with integrated appliances, offering a versatile and inviting living space; a comfortable, well proportioned double bedroom with built-in wardrobe/storage and charming southerly views, plus a contemporary modern bathroom which is well equipped to meet your needs. Additional benefits include an electric heating system, original sash windows with secondary glazing throughout and the use of communal garden space, which is primarily laid to lawn.

- A First Floor 1 Bedroom Apartment
- Original Features including Sash Windows
- Modern Finish Throughout
- Allocated Parking Space
- Close Walking Distance To Town Centre
- Far Reaching Views
- Communal Garden





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:

Council Tax Band: B

Leasehold Information:

Share of Freehold Lease - 999 from 12 November 2019

Maintenance Charge: £1,534 per annum

Reserve Fund: £240 annually

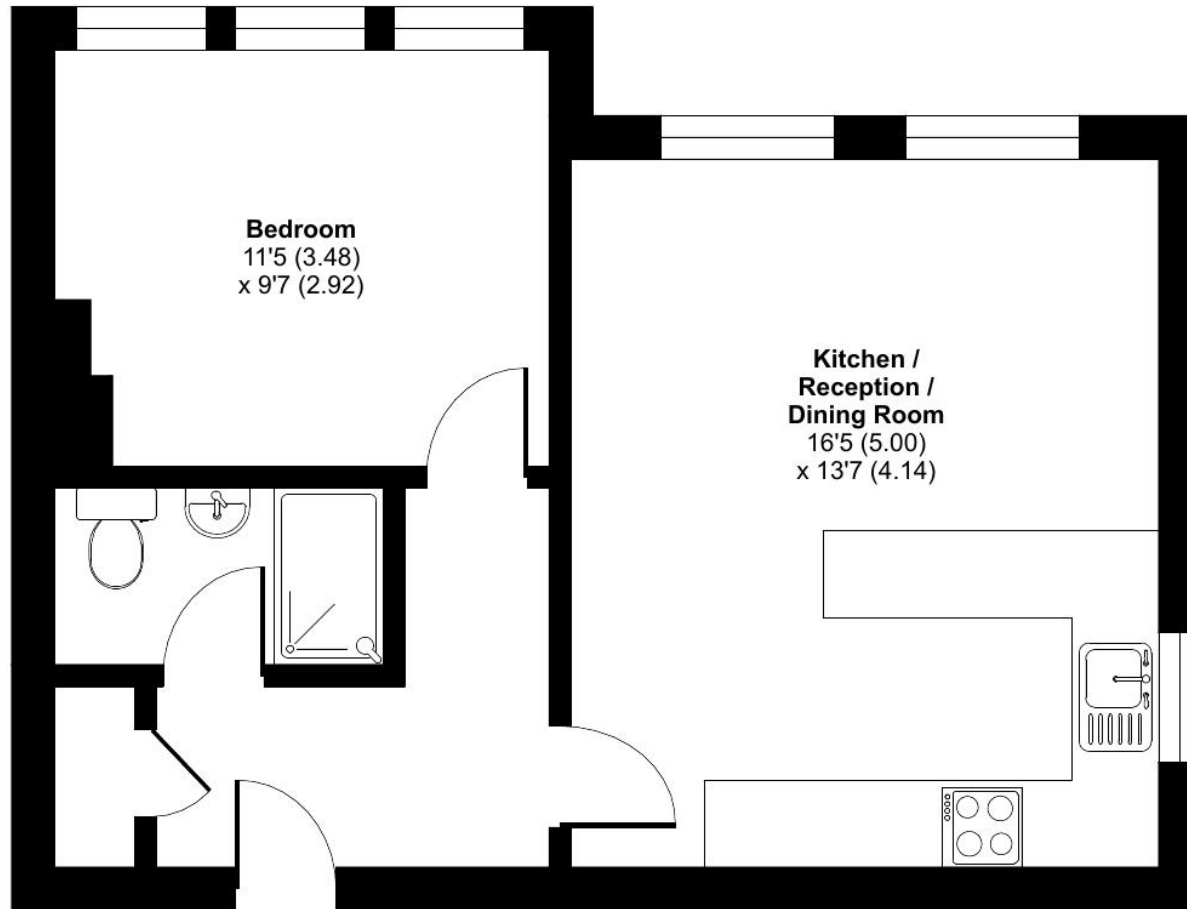


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Approximate Area = 445 sq ft / 41.3 sq m

For identification only - Not to scale



Bedroom
11'5 (3.48)
x 9'7 (2.92)

**Kitchen /
Reception /
Dining Room**
16'5 (5.00)
x 13'7 (4.14)

FIRST FLOOR

