



4 Vista Apartments, Dunorlan Park, Pembury Road, Tunbridge Wells TN2 3QA

Guide Price £325,000 Share of Freehold

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**NO ONWARD CHAIN:** This exceptional two bedroom ground floor apartment is set well back from the road in this sought-after modern development near Pembury Road and Dunorlan Park in Tunbridge Wells. Located at the rear of the building, this apartment is finished to a high standard with premium fixtures and fittings and underfloor heating throughout. It features two generously sized bedrooms, a stylish contemporary bathroom and a spacious open plan living area that seamlessly combines the lounge, dining and kitchen spaces, perfect for entertaining. The kitchen is particularly striking, with modern cabinetry and integrated appliances. The double aspect reception room enjoys views over the rear and side gardens and has a large terrace with glazed surround, which is slightly elevated from the ground and provides a superb feature for this home, together with use of the communal gardens which wrap around this stylish building. There is allocated parking at the front of the building. We recommend an early viewing.

- Chain-Free 2 Bedroom Ground Floor Apartment
- Located in a Sought-After Contemporary Development
- Prime Location near Dunorlan Park
- Share of Freehold
- Underfloor Heating Throughout
- 2 Bedrooms
- Stylish, Contemporary Bathroom with Modern Fittings
- Large Open Plan Living / Dining Room / Kitchen Area, ideal for Entertaining
- Integrated Appliances
- Own Terrace plus Communal Grounds





### LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because of 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. 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: E

### Leasehold Information:

The property is Leasehold with a Share of the Freehold

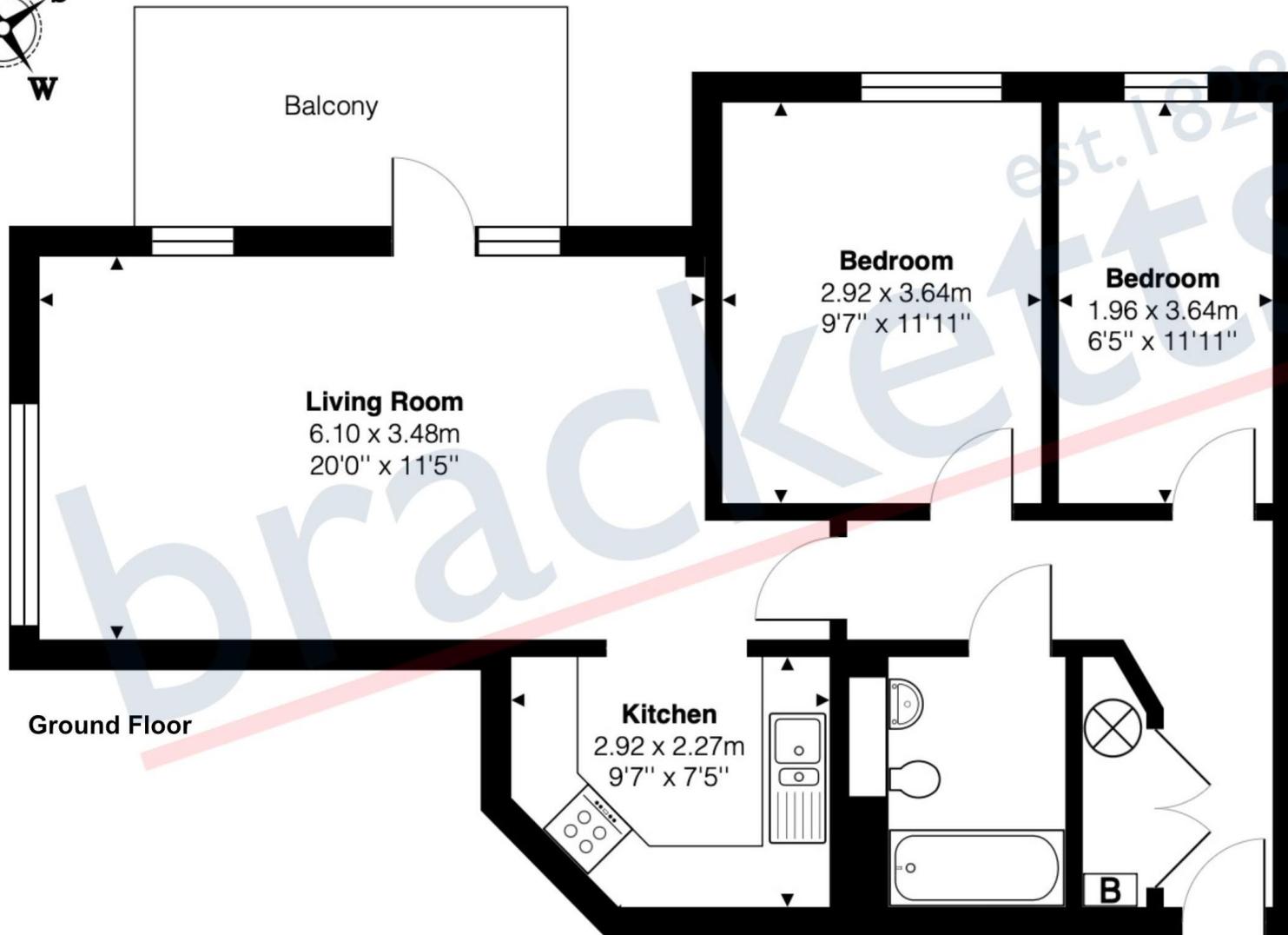
The lease was brought and extended to 29 June 3010

Management Fees: £800 (January 2025) paid 4 times per annum



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Gross Internal Area Approx 62.8 sq m / 676 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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