

Norfolk Heights

Church Road • Tunbridge Wells • Kent • TN1 1JB





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Kings Estates are proud to offer this spacious two double bedroom, two bathroom luxury apartment with the added benefit of two balconies and parking in the very centre of Tunbridge Wells only 0.3 miles to the mainline train station.

- Luxury First Floor Apartment
- Superb Town Centre Position
 - Two Bedrooms
 - Two Bath / Shower Rooms
 - Two Balconies
 - Two Reception Rooms
- Secure Underground Parking
- Walking Distance of the Town & Train Station
- Spacious Accommodation of 1238 Sq Ft / 115 Sq M
- Available with No Onward Chain

EPC Rating: B



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SITUATION

Norfolk Heights is centrally located in Tunbridge Wells with access to the town and the Common

Comprehensive Shopping: Extensive general shopping with many multiple retailers in the Royal Victoria Place shopping mall and Calverley Precinct. Generally, more specialist - boutique' shopping to the High Street area and the historic Pantiles.

Mainline Rail Services: Tunbridge Wells to London (Charing Cross/Cannon Street)

Local Amenities and Sporting Facilities: The town centre offers an extensive range of restaurants, bars and coffee shops and also has two theatres including The Trinity Arts Centre. Outside the town, Knights Park offers a multi screen cinema complex, a bowling alley and a health/fitness club. In contrast, there are vast green open spaces and woodland forming part of the towns' Common. Further, there are many local places of historical interest nearby, countryside walks, golf at the Nevill Golf Club, and sailing and fishing at Bayham Abbey and Bewl Water near Lamberhurst, cricket at the Nevill Ground, Tunbridge Wells.

The M25 can be accessed via the A21, linking to other motorway networks and Gatwick and Heathrow Airports.

ACCOMMODATION

COMMUNAL ENTRANCE Stairs and lifts to all floors and car park on lower ground floor. This apartment is located on the first floor of the building.

ENTRANCE HALL Doors to all rooms, recessed ceiling mounted spotlights, two built-in storage cupboards, airing cupboard.

SITTING ROOM 25' 3" x 14' 9" (7.7m x 4.5m) Two front aspect windows, recessed ceiling mounted spotlights, door to:

KITCHEN 13' 5" x 9' 11" (4.09m x 3.02m) Modern fitted kitchen comprising a range of wall and base units with roll top worksurfaces and tiled splashbacks, inset 1 & 1/2 bowl sink with mixer tap and drainer, integrated appliances including electric hob with extractor hood over, double oven, fridge/freezer, dishwasher and washer dryer. Tiled floor, recessed ceiling mounted spotlights.

DINING AREA 11' 5" x 9' 4" (3.48m x 2.84m) Front aspect sliding door opening to balcony, ceiling and wall mounted lights.

BALCONY Accessed via the dining area.



MASTER BEDROOM 18' 0" x 12' 3" (5.49m x 3.73m) Rear aspect sliding door opening to balcony, two rear aspect windows, three built-in double wardrobes, ceiling mounted lights, door to:

ENSUITE SHOWER ROOM Tiled floor and fully tiled walls. White suite comprising oversized shower cubicle with Aqualisa shower, wall mounted wash hand basin with mixer tap and low level WC, wall mounted heated ladder style towel rail. Recessed ceiling mounted spotlights.

BEDROOM TWO 17' 4" x 13' 5" (5.28m x 4.09m) Rear aspect sliding doors opening to balcony, ceiling mounted lights, two built-in double wardrobes, door to:

BATHROOM Accessed from the entrance hall and bedroom two. Tiled floor and fully tiled walls. White suite comprising panel enclosed bath with mixer tap, built-in corner shower cubicle with Aqualisa shower, low level WC, pedestal wash hand basin with mixer tap and storage cupboard under, wall mounted heated ladder style towel rail. Recessed ceiling mounted spotlights.

BALCONY Accessed via the master bedroom and bedroom two.

OUTSIDE

PARKING There is a secure underground parking space, with access from York Road, with lift and stairs and also visitors parking to the front of the building.

COMMUNAL GARDENS The communal gardens are laid to lawn with flower beds and borders.

OTHER INFORMATION

COUNCIL TAX BAND - F - £2,717.06 for the year 2020/21 (Tunbridge Wells Borough Council)

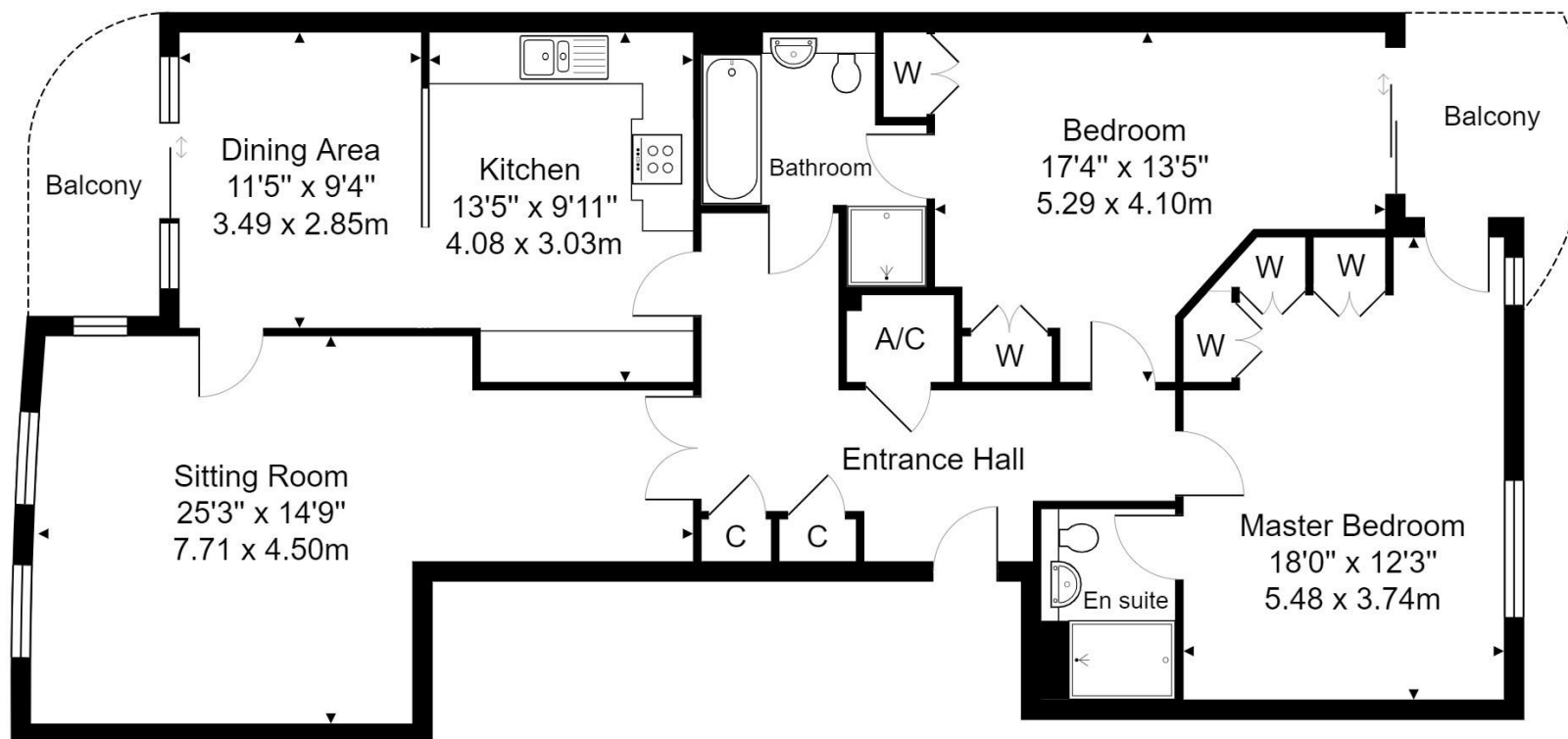
TENURE - Leasehold

LEASE - 125 years commencing 1.1.2004

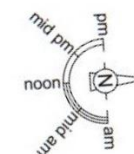
SERVICE CHARGE - Approximately £2,956 per annum

GROUND RENT - £250 per annum





Approx. Gross Internal Area 1238 ft² ... 115.0 m²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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