

FLAT 6, 21 BROADWATER DOWN  
TUNBRIDGE WELLS, TN2 5NE



**KINGS ESTATES**

PROFESSIONALS IN PROPERTY



# FLAT 6.21 BROADWATER DOWN

TUNBRIDGE WELLS. TN2 5NL

Kings Estates are pleased to present this very large one-bedroom apartment, occupying the ground floor of a striking period building on a prestigious tree-lined road. Brimming with character, the property combines elegant period features, high ceilings and expansive windows with the comfort of modern living, creating a home that feels both timeless and welcoming.

- Rare opportunity to enjoy a garden apartment in this prime location
- No Onward Chain
- Allocated parking space
- Very large one-bedroom ground floor apartment
- Characterful period building on a prestigious tree-lined road
- Own private entrance to the rear of the main house
- Spacious sitting room with high ceilings and large windows
- Bedroom overlooking the private rear garden
- Private south-facing garden wrapping around the flat with lawn and patio
- Additional basement storage cupboard

Energy Efficiency Rating: D





## THE PROPERTY

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The apartment is accessed via its own private entrance at the rear of the main house, adding a sense of independence and exclusivity. The spacious entrance hall sets the tone, leading to a superb sitting room with soaring ceilings and large windows that fill the space with natural light. The well-proportioned bedroom enjoys views over the private rear garden, while the modern kitchen, complete with oven, five-ring gas hob, fridge/freezer and washing machine, offers a practical yet inviting space to cook and entertain, with two windows overlooking the garden. A stylish shower room with drench head and vanity unit complements the accommodation beautifully.

One of the most remarkable features of this property is the private south-facing garden, which wraps gracefully around the apartment. With a generous patio, mature borders and a lawned area, it provides a rare and tranquil oasis for an apartment, perfect for entertaining, gardening or simply relaxing in the sun.

Further benefits include allocated parking, an additional basement storage cupboard, and the enviable setting on one of Tunbridge Wells' most desirable roads.

## OTHER INFORMATION

Council Tax Band – B  
(Tunbridge Wells Borough Council)  
Tenure – Share of Freehold  
Length of Lease – 999 years from 12/11/2012  
Annual Ground Rent – N/A  
Ground Rent Review Period – N/A  
Annual Service Charge Amount – Approximately £1300pa  
Service Charge Review Period – Annual

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures/information prior to an exchange of contracts.

## THE LOCATION

Broadwater is situated on the southwest side of town, just over a mile (on foot) of the train station, and close to Sainsbury's supermarket, the High Street, with its collection of boutiques, cafés, deli's and restaurants and the historic Pantiles, known for its charming Georgian colonnade, further independent shops, Public houses, restaurants, art galleries, summer Jazz festivals, regular food and craft and food markets and the Chalybeate Spring."TN2", a popular local store and off-licence, can be found on Frant Road, next door to The Bull pub.

Tunbridge Wells town centre also offers a wide range of well known retailers, two theatres, pubs, cafés and restaurants, and the Royal Victoria Place shopping centre.

The town is ideally placed for enjoyment of the Kent and East Sussex countryside, being an Area of Outstanding National Beauty and is known for its many public parks and open spaces including Calverley and Dunorlan Parks and The Tunbridge Wells Common. The Woodland Trust's Hargate Forest, with its network of walking trails, can be accessed directly from Broadwater Down and Broadwater Forest is also nearby. The house is within convenient reach of cricket and tennis facilities at the Nevill grounds off Warwick Park and the renowned Nevill Golf Club is also nearby.

Tunbridge Wells station offers regular commuter services to London Charing Cross and Cannon Street (via London Bridge and Waterloo East). The Centaur Commuter Coach service also has a number of stops along Broadwater Down.

There are many highly-regarded schools in the vicinity, including Skinners, TWGGS, TWGSB, Bennett Memorial Diocesan and St Gregory's secondaries and St Mark's C of E Primary School & Broadwater Down Primary School School. Further preparatory schools include The Mead School (on Frant Road), Rose Hill and in Langton Green Holmewood House.

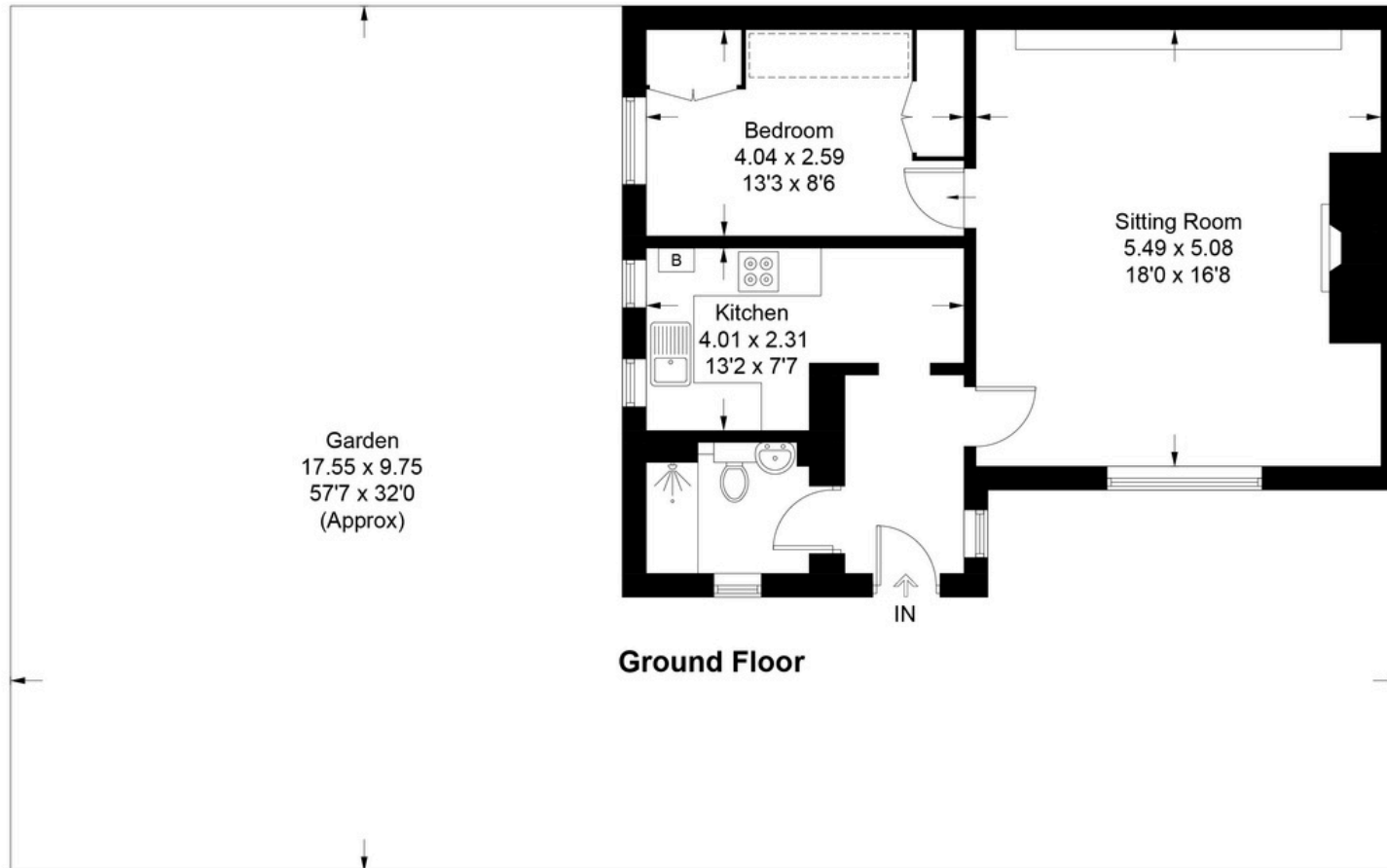
## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 56.4 sq m / 607 sq ft



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 decisions reliant upon them. (ID1234635)

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