

# 5 VISTA APARTMENTS

TUNBRIDGE WELLS, TN2 3QA



**KINGS ESTATES**

PROFESSIONALS IN PROPERTY



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Kings Estates are pleased to present this wonderfully modern and sophisticated two-bedroom ground floor apartment, ideally located close to Tunbridge Wells town centre and backing onto the picturesque Dunorlan Park. Set within a sought-after contemporary development, this stylish home perfectly combines convenience and tranquillity, just a short stroll from the town's vibrant cafés, shops, restaurants and theatres. Designed to maximise light and space, the apartment features large windows that overlook the beautifully maintained communal gardens, creating a calm and inviting living environment.

- Modern and sophisticated two-bedroom ground floor apartment
- Sought-after green location yet close to Tunbridge Wells town centre
- Backs directly onto Dunorlan Park
- Light and spacious open-plan living and dining area
- Contemporary fitted kitchen with integrated appliances
- Two good-sized bedrooms with garden views
- Stylish modern bathroom
- Underfloor heating throughout
- Beautiful communal gardens with landscaped surroundings

Energy Efficiency Rating: C



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## THE PROPERTY

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Inside, the generous open-plan living and dining area offers an excellent space for entertaining family and friends, complemented by a modern fitted kitchen with ample storage and integrated appliances for those who love to cook. Both bedrooms offer peaceful views across the gardens and ample room for furnishings, while the contemporary bathroom continues the apartment's sleek and modern feel. With underfloor heating throughout, the home exudes warmth and comfort all year round.

Outside, the apartment enjoys access to attractive communal gardens, beautifully landscaped with greenery and shrubs that enhance the sense of serenity. The property also benefits from secure gated parking with a coded entrance and an allocated parking space – a true luxury in this central location. Whether you're a first-time buyer, downsizer, investor, or simply seeking a convenient lock-up-and-leave, this property offers the perfect blend of lifestyle and location. Early viewing is highly recommended to appreciate the size, quality and setting of this impressive home.

## OTHER INFORMATION

**COUNCIL TAX BAND – E**  
(Tunbridge Wells Borough Council)  
**TENURE – Leasehold**  
**LENGTH OF LEASE –** Approximately 110 years remaining  
**ANNUAL GROUND RENT –** £300pa  
**GROUND RENT REVIEW PERIOD –** 31/12/2035  
**ANNUAL SERVICE CHARGE AMOUNT –** Approximately £3,200  
**SERVICE CHARGE REVIEW PERIOD –** Annually

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

## THE LOCATION

The area is situated on the South-East side of Royal Tunbridge Wells, immersed in the countryside yet minutes from everyday conveniences. Nearby, Hawkenbury the picturesque village has a local post office, convenience store, butchers, and numerous sports and leisure facilities.

Just over half a mile is Tunbridge Wells town centre, which is the only spa town in the Southeast of England, with elegant architecture and a variety of cultural, entertainment and shopping attractions, including the historic Pantiles, historic Pantiles, known for its charming Georgian colonnade, summer Jazz festivals, regular food and craft markets and Chalybeate Spring; there are two theatres locally, an abundance of cafés and restaurants and a mixture of national multiple retailers and independent shops.

**Amenities:** Within Hawkenbury there is a local village store and the popular and well-renowned Fullers Butcher and The Lyle restaurant. The impressive, award-winning Bluewater Shopping Centre is only 26 miles away and if you want to escape to the coast, then the lovely seaside towns can be reached comfortably in under an hour by car.

**Recreational Amenities:** Close by are Hawkenbury and Dunorlan Parks and all the recreational amenities they have to offer, including children's play areas, tennis courts, a boating lake, and astroturf pitches for hockey and football. Other recreational amenities nearby include Grosvenor Park, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club, Tunbridge Wells Cricket and Tennis Club and St Johns Sports Centre which offers an abundance of leisure facilities.

**State and Private Schools:** There are many highly regarded schools in the vicinity, including St Peter CEP Primary School and Skinners, TWGGS, TWGSB, Bennett Memorial Diocesan and St Gregory's secondary schools.

**Mainline rail:** Tunbridge Wells with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from 50 minutes.

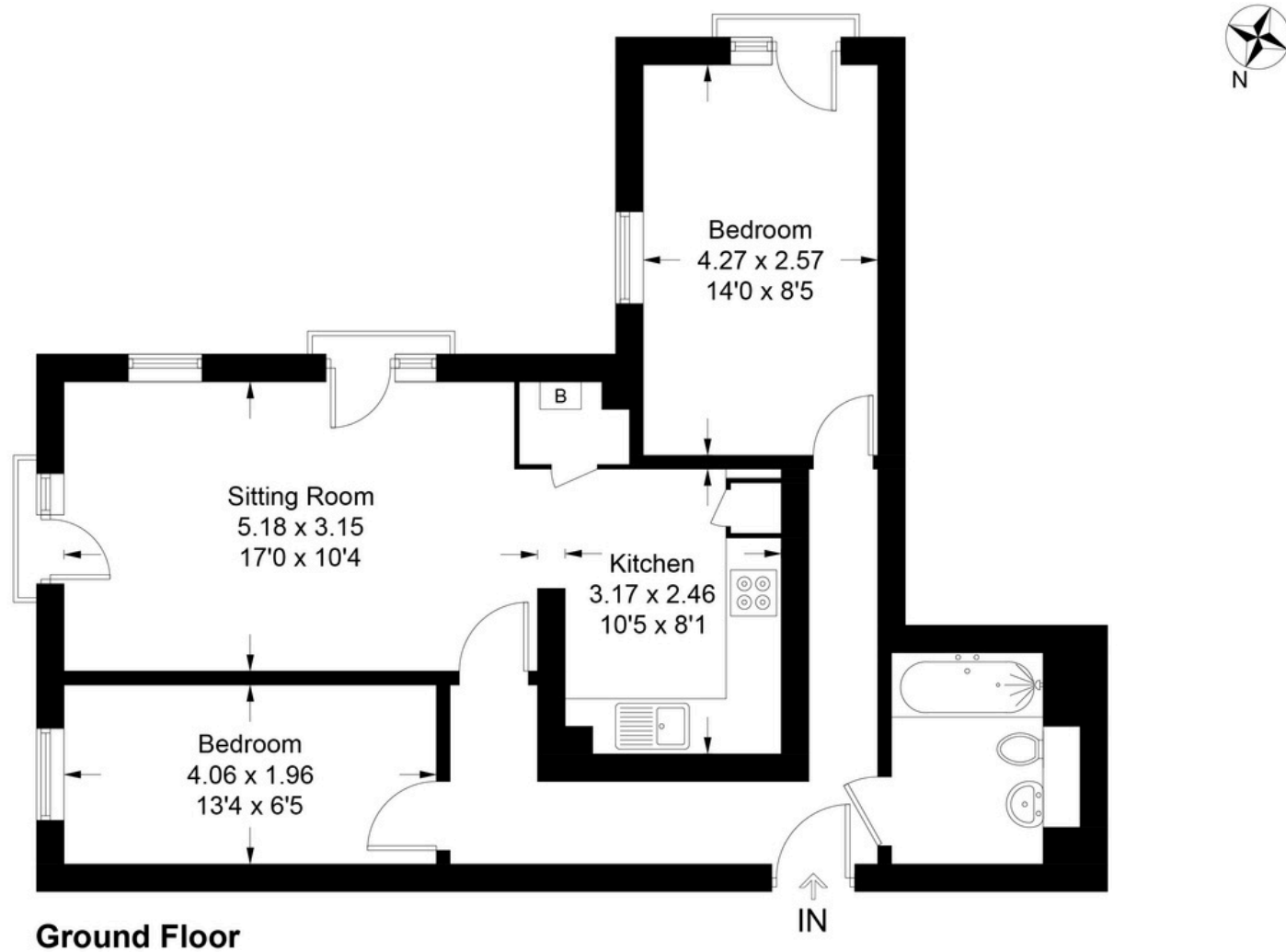
**Communications:** The A26 joins the A21 just North of the town, linking through to the M25 (junction 5) London orbital motorway, and thereby to the national motorway network, and to the South coast. Gatwick Airport is about 23 miles to the West, accessible via the motorway or via the A264.

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.



Approximate Gross Internal Area = 60.8 sq m / 654 sq ft



### Ground Floor

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. (ID1248959)

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