



**KINGS ESTATES**

PROFESSIONALS IN PROPERTY



## 25 Windmill Street

Tunbridge Wells, Tunbridge Wells

Kings Estates are pleased to present this beautifully styled ground floor apartment with private entrance, elegant interiors, two bedrooms, kitchen with breakfast bar and a stunning private garden with summerhouse

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- Garden flat with private entrance
- Private rear garden with decked terrace and lawn
- Share of Freehold
- Summerhouse with power ideal for home office or studio
- Highly sought-after St Peters quarter location
- Beautifully presented throughout with elegant décor
- Characterful living room with feature fireplace
- Kitchen with wooden work surfaces and breakfast bar
- Two bedrooms with built-in wardrobes and garden views





This exquisite ground floor apartment is perfectly positioned in the highly sought-after St Peters quarter of Tunbridge Wells. With its own private entrance, the property exudes a sense of individuality and warmth from the moment you arrive. The current vendor has curated a timeless, elegant theme throughout, incorporating clever storage solutions and sophisticated neutral tones that create a bright and inviting atmosphere.

The living room serves as the heart of the home, featuring a charming fireplace that adds character and a cosy ambience for relaxing or entertaining. Both bedrooms offer built-in wardrobes and delightful views over the garden, providing a peaceful retreat at the end of the day. The kitchen is beautifully designed with wooden work surfaces and a breakfast bar, combining style with practicality. The bathroom continues the classic theme with a traditional roll-top bath, reflecting the property's attention to detail and refined aesthetic.

Outside, the rear private garden is a true feature of the home. A decked terrace provides the ideal setting for al fresco dining, while the lawned area offers space for children to play. At the far end, a summerhouse with power presents an ideal spot for a quiet coffee, entertaining guests, or creating a home office.

#### OTHER INFORMATION

COUNCIL TAX BAND - C (Tunbridge Wells Borough Council)

TENURE - Share of Freehold

LENGTH OF LEASE - 999 years from 21 December 1979, so approx. 950 years remaining

ANNUAL GROUND RENT - N/A

GROUND RENT REVIEW PERIOD - N/A

ANNUAL SERVICE CHARGE AMOUNT - maintenance on an as and when basis

SERVICE CHARGE REVIEW PERIOD - TBC

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

## ST PETERS

The Popular St Peter's 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.



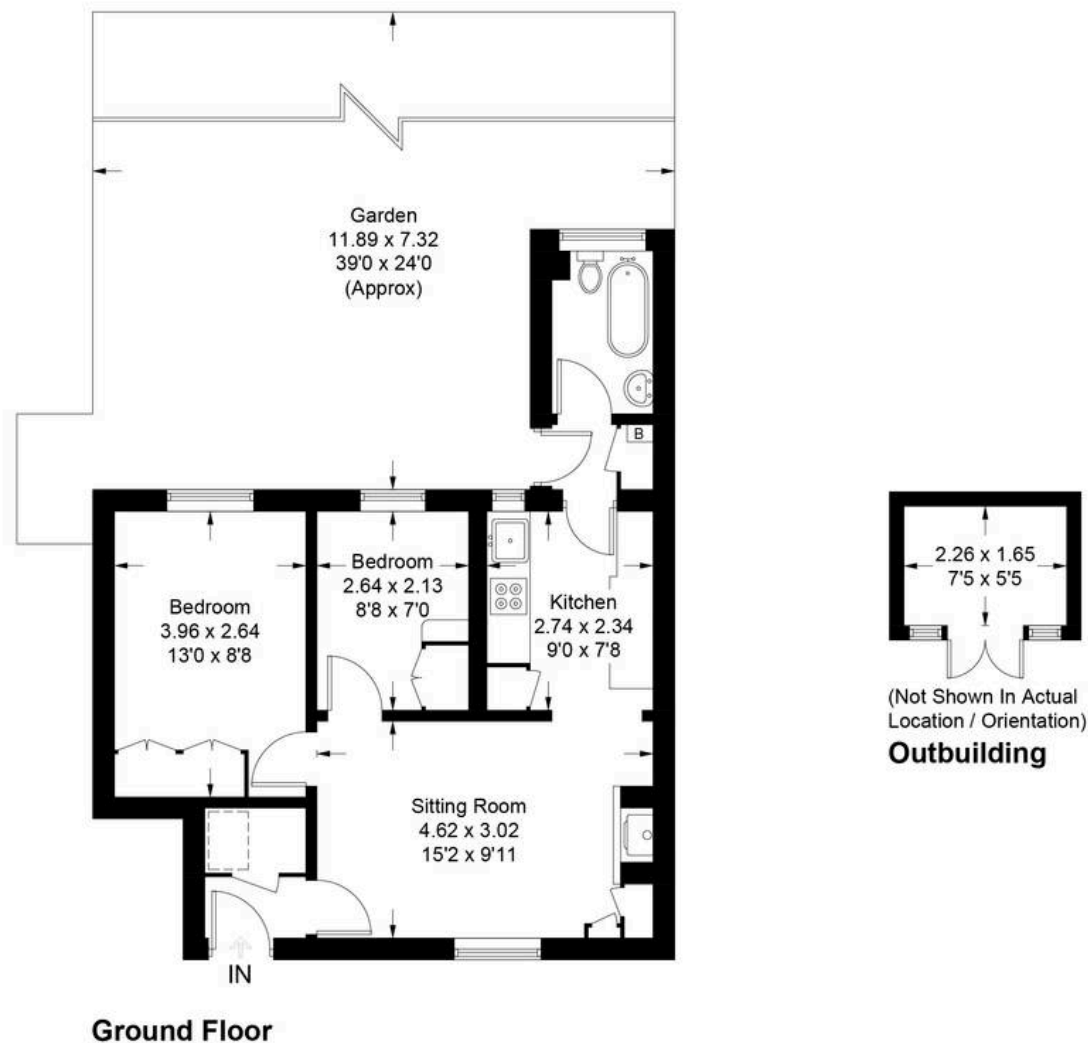


= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 46.8 sq m / 504 sq ft

Outbuilding = 3.7 sq m / 40 sq ft

Total = 50.5 sq m / 544 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. (ID1289120)

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# Kings Estates

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