



KINGS ESTATES
PROFESSIONALS IN PROPERTY



21 Chenies Close

Tunbridge Wells

Kings Estates are pleased to present this fully refurbished two-bedroom ground floor apartment with stylish open plan living, contemporary finishes throughout and no onward chain.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Fully refurbished two-bedroom ground floor apartment
- No onward chain
- Triple aspect open plan kitchen/living room
- Stylish handle-less kitchen with integrated appliances
- Herringbone pattern flooring throughout living areas
- Contemporary shower room with high specification finish
- Principal bedroom overlooking communal gardens with built-in storage
- Generous second bedroom with flexible use
- Spacious hallway with excellent storage cupboards
- Access to well-maintained communal gardens





Kings Estates are pleased to present this beautifully refurbished two-bedroom ground floor apartment, finished to an exceptional standard throughout and offered to the market with no onward chain.

This stylish home perfectly blends contemporary design with practical living, featuring a striking triple-aspect open plan kitchen and living space, enhanced by elegant herringbone flooring and an abundance of natural light. The sleek, handle-less kitchen is thoughtfully designed with a peninsular breakfast bar, integrated appliances, and modern finishes, creating an ideal space for both everyday living and entertaining.

The accommodation continues with two well-proportioned bedrooms, with the principal bedroom positioned to the rear enjoying a pleasant outlook over the communal gardens and benefiting from a built-in double cupboard. The second bedroom, located to the front, is also a generous size and offers flexibility as a guest room, home office or additional living space. The contemporary shower room has been finished to a high specification, featuring a large walk-in shower with drench head and separate handheld attachment, stylish hydro panels, brushed brass fittings, a countertop basin with vanity storage, and a mirror-fronted unit, all complemented by modern tiling and recessed lighting. A spacious hallway with continued herringbone flooring and two large storage cupboards completes the internal accommodation.

Externally, the property enjoys access to well-maintained communal gardens, providing a pleasant outdoor space to relax and unwind. The property has been comprehensively refurbished throughout and would make an ideal first-time purchase, downsizing opportunity, or investment.

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.

OTHER INFORMATION

COUNCIL TAX BAND - B (Tunbridge Wells Borough Council)

TENURE - Leasehold

LENGTH OF LEASE - 125 years

ANNUAL GROUND RENT - a peppercorn

GROUND RENT REVIEW PERIOD - n/a

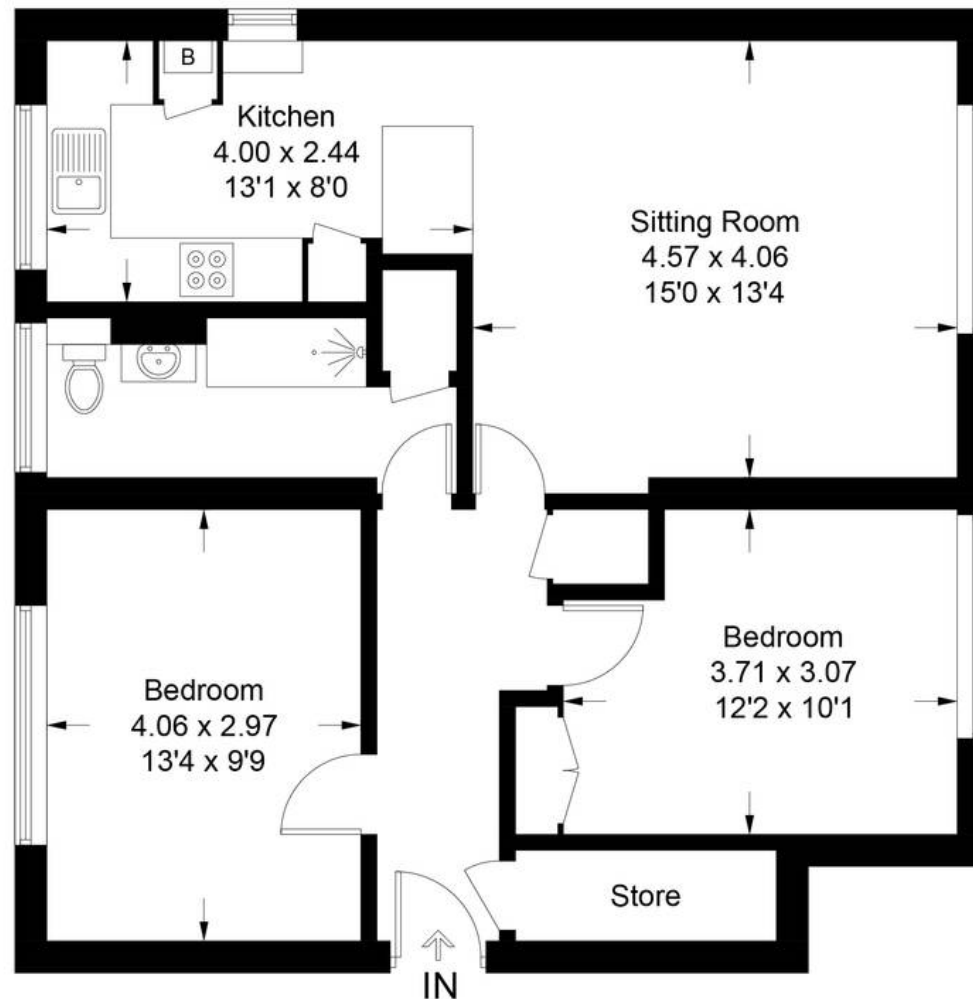
ANNUAL SERVICE CHARGE AMOUNT - Approximately £2300

SERVICE CHARGE REVIEW PERIOD - tbc

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



Approximate Gross Internal Area = 70.7 sq m / 761 sq ft

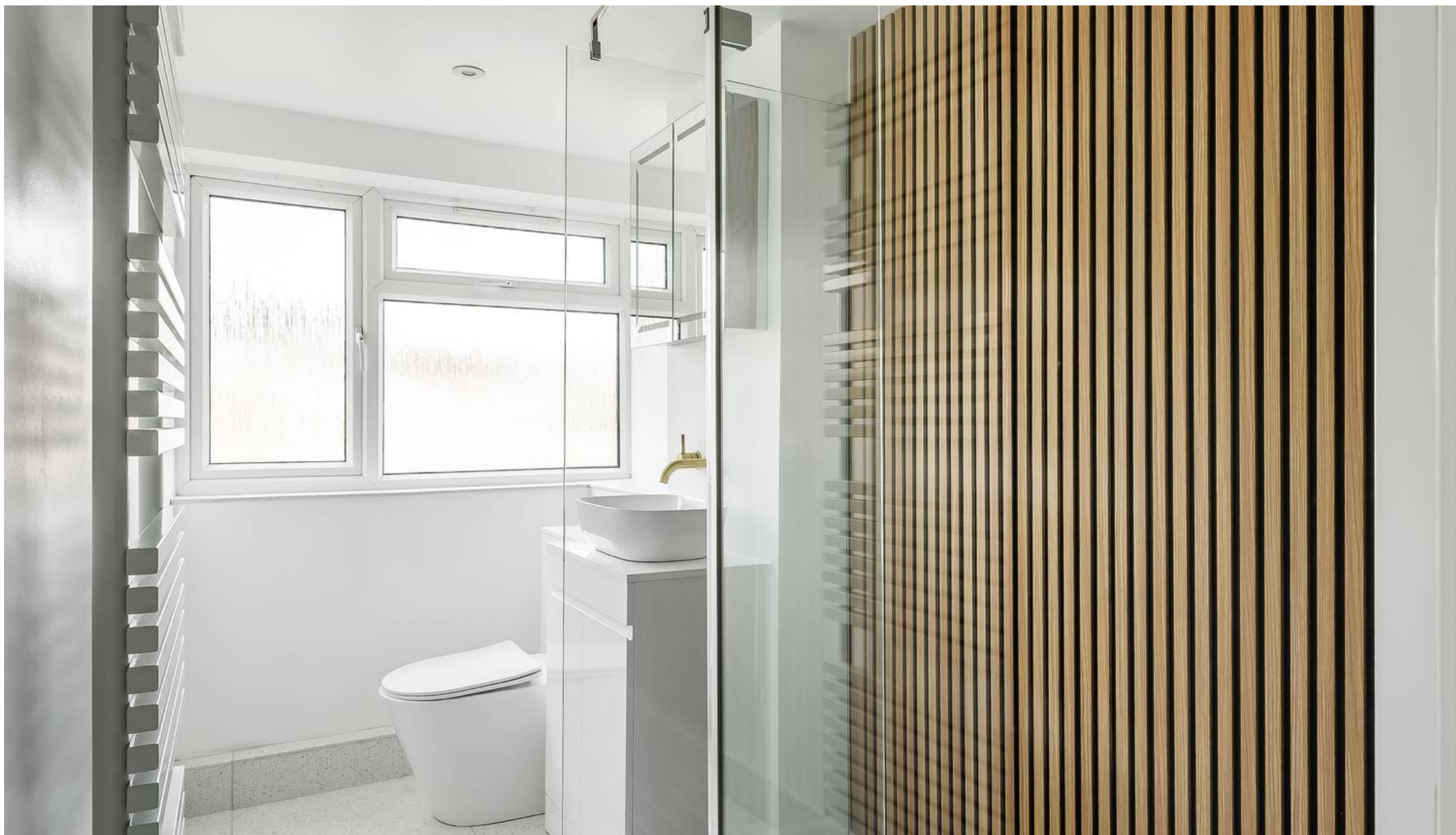


Ground Floor

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. (ID1325657)

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