



'Our Focus Determines Your Reality'



216 Forest Road
Tunbridge wells
Kent
TN2 5GY



Entrance Hall * Sitting/Dining Room with Roof Terrace * Kitchen
Principal Bedroom with Ensuite and Balcony * Further Bedroom
Family Shower Room

Communal Grounds Approx. 1 Acre * Designated Off-Road Parking



SPACIOUS PENTHOUSE STYLE APARTMENT

This spacious penthouse style apartment is located on the outskirts of Royal Tunbridge Wells and enjoys an elevated position with views overlooking the town. Within walking distance of the town and its amenities, and the mainline station, the apartment benefits from a private roof terrace and the use of communal grounds.

The well-proportioned accommodation consists of an entrance hall, a double aspect sitting/dining room with doors opening onto a private roof terrace from which to enjoy the views across the roof tops to the town, a fitted kitchen, principal bedroom with balcony, built-in storage and ensuite bath/shower room, a further bedroom, and a family shower room.

The apartment is approached through a communal hallway via a staircase leading to the second floor.

Outside the apartment is set in communal grounds of approximately 1 acre and benefits from two designated parking places.



ROYAL TUNBRIDGE WELLS

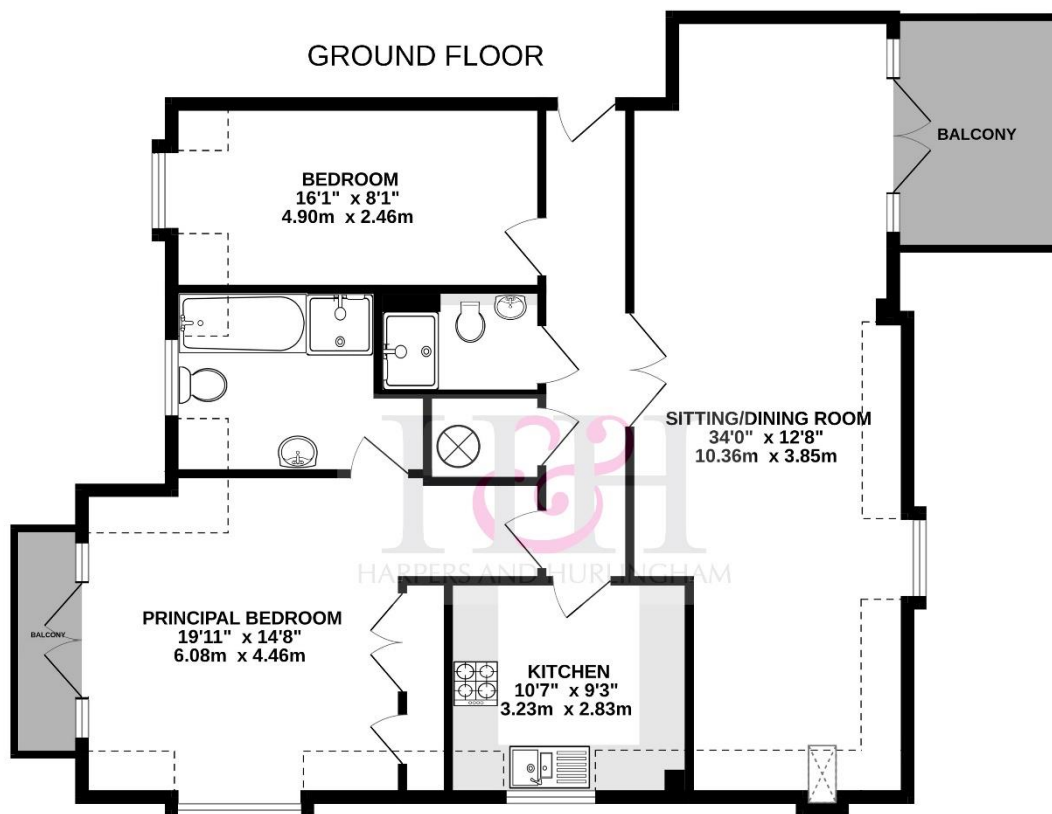
This stunning apartment is conveniently located within the sought after Spa Town of Royal Tunbridge Wells, and is within easy walking distance of the Mainline Station and Town Centre with its variety of shops, restaurants, theatres and pubs.

SCHOOLS AND CONNECTIONS

Tunbridge Wells boasts many excellent educational facilities including Tunbridge Wells High School, TWIGGS and the new free school to name but a few.

Mainline Station to Charing Cross and London Bridge. Easy access to the A21 and the main road network.





TOTAL APPROXIMATE INTERNAL FLOOR AREA 1 032.26SQ.FT. (95.95SQ.M.)
(no guarantee is given to the square footage of the property: the figure shown is for initial guidance only)
(not to scale - for layout purposes only)
please note that the fixtures and fittings are not necessarily included in the sale
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: B – full details available on request.

Ground rent - £250 per annum

Service Charge - £3800 per annum

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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