



Apartment 8 Elm House, Grove Place, Tunbridge Wells, Kent TN2 3YN

Guide Price £235,000 Leasehold

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Bracketts are delighted to offer for sale this modern one bedroom apartment located in the heart of the popular development, Knights Wood. The property is located on the second floor accessed via a communal staircase and comprises an entrance hallway with a videophone entry system and large fitted cupboard for storage purposes. The open plan living space has many windows allowing natural light in at all times and has wood-style flooring throughout, the kitchen area has fitted appliances and a range of fitted wall and base units with a good amount of work surface. The bedroom is a good size double and has carpet, the modern bathroom has a bath with a shower over, WC, basin and a heated towel rail. There is one allocated parking space and generous visitor parking spaces available.

At walkable distance are vast wooded areas, local and convenience shops, as well as adult and children entertainment, including cinema, bowling and a wellness centre / gym.

- 1 Bedroom Apartment
- Second Floor
- Allocated Parking Space
- Light and Spacious
- Far Reaching Views
- Modern Presentation
- Sought-After Location





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:

Council Tax Band: C

Leasehold Information:

Lease Term: 999 years from 1 September 2022

Service Charge: £1,907.28 per annum

Ground Rent: Included in the service charge



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Approximate Area = 533 sq ft / 49.5 sq m

For identification only - Not to scale

