



Flat 3, 16 Broadwater Down, Tunbridge Wells, Kent TN2 5NR

Guide Price £400,000

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A spacious first floor two bed roomed apartment, with views from the living room, situated in the popular Broadwater Down, a tree lined avenue on the favoured south side of Tunbridge Wells a walk to The Pantiles, High Street and Station with its regular service to London. This attractive building is well maintained, an elegant entrance hall with a wide staircase leads to this first floor apartment. The apartment retains original features including sash windows, decorative panelling and panel doors. A roof light gives light to the inner hallway with doors to all rooms. Located at the rear of the building is the spacious, double aspect, living room/dining room has far reaching views, a fireplace and double aspect sash windows. The kitchen is fitted with white wall and base units and includes; gas hob, extractor, space for a washing machine and dishwasher and a window to the side. There are two good size bedrooms both with fitted cupboards and a modern family bathroom with tiled walls, panel bath with Victoriana tap with shower attachment, w.c., sink and ladder towel rail. The apartment has an allocated off road parking space.

- 2 Bedroom Apartment
- Situated In the Favoured South Side of Town
- Attractive Character Building
- Retaining Character Features
- Sitting Room/Dining Room with Fireplace
- Fitted Kitchen with White Units
- Family Bathroom
- Allocated Parking Space





## 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.

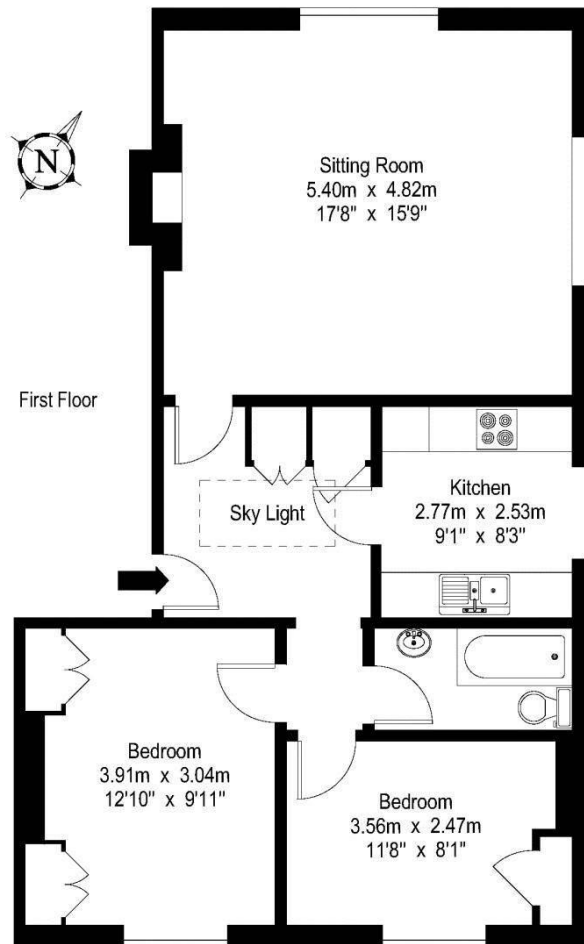
## Additional Information:

Council Tax Band: C



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**16 Broadwater Down, TN2 5NR**  
Gross Internal Area : 72.9 sq.m (784 sq.ft.)



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