



Flat 17, Pantiles House , 2 Nevill Street, Tunbridge Wells, Kent, TN2 5TT

Price Range: £360,000 - £375,000 Share of Freehold

When experience counts...

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PRICE RANGE: £350,000 - £375,000 Located on the edge of the historic Pantiles in this conservation area, we're delighted to be offering this top floor apartment, accessed from Nevill Street, within a few hundred yards of the Common, and with views of the Pantiles from the apartment. The communal front door leads to a generous reception area with lift to the top floor. This apartment has windows facing the Pantiles, and enjoys a pleasant outlook over this historic and thriving area with its colonnades, weekend markets, jazz nights and a variety of independent stores, café's, coffee houses and restaurants. Internally, this apartment has a generous reception room, kitchen breakfast room, and two bedrooms, the principle room being dual aspect and en-suite. Parking is via permit on local roads, and open green spaces are nearby on the Common. The railway station is within 0.3 miles. We recommend an early viewing.

- Grade II listed
- The Pantiles Conservation area
- Top Floor apartment
- Views over the historic Pantiles
- Lift serviced building
- Large Reception
- Kitchen / breakfast room
- 2 Bedrooms (one en-suite)
- On street / permit parking
- Share of Freehold





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: D

Leasehold Information:

Share of Freehold

Leasehold Terms - From and including 1 January 2023 to and including 31 December 2022

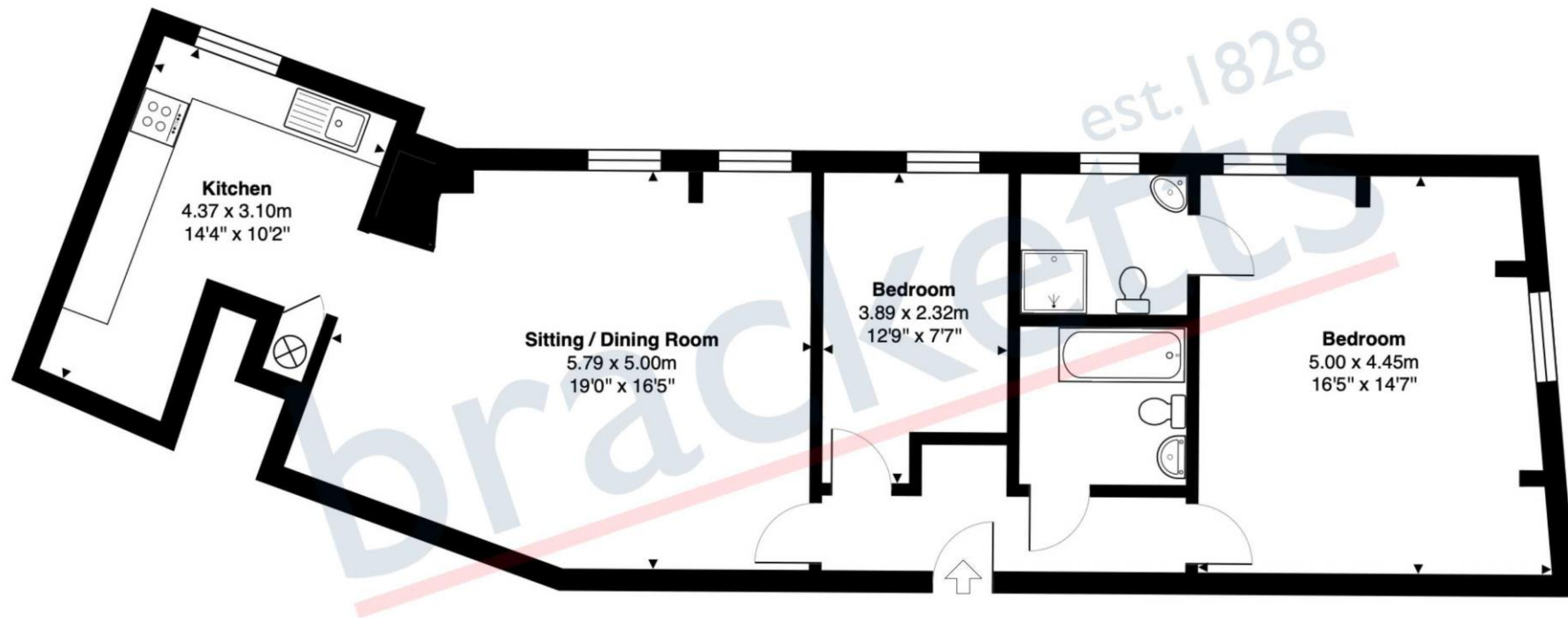
Service Charge - £3,600 per annum including Buildings Insurance



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Gross Internal Area Approx 86.15 sq m / 927 sq ft



Floorplan is for illustrative purposes only and is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. All parties must rely on their own inspections.