



Park House, The Green, Tunbridge Wells, Kent, TN2 3FT

Guide Price £290,000 Leasehold

When experience counts...

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Bracketts are delighted to present this stunning first-floor apartment, offering two double bedrooms and two bathrooms, situated within the highly sought-after Knights Park development by award-winning developer Dandara. Beautifully finished and immaculately maintained, this stylish home boasts a bright dual-aspect living/dining room with direct access to a private balcony, a sleek fitted kitchen, and two bedrooms — including a principal suite with en-suite shower room. A contemporary family bathroom and two large hallway storage cupboards complete the accommodation. The property enjoys an enviable setting, with the building entrance overlooking landscaped lawns dotted with mature trees. Knights Park offers excellent on-site amenities, including a convenience store and school, while residents benefit from an allocated parking space along with additional visitor parking.

- FIRST FLOOR APARTMENT
- PRIVATE BALCONY
- PARK VIEWS
- LIGHT AND SPACIOUS
ACCOMMODATION
- TWO DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- COUNCIL TAX BAND D
- EPC RATING C





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because of 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. 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.

Leasehold Lease Term 999 years from 1st January 2018 with approx 993 years remaining.

Service Charge: £2,292 per annum

Ground Rent : £250 per annum



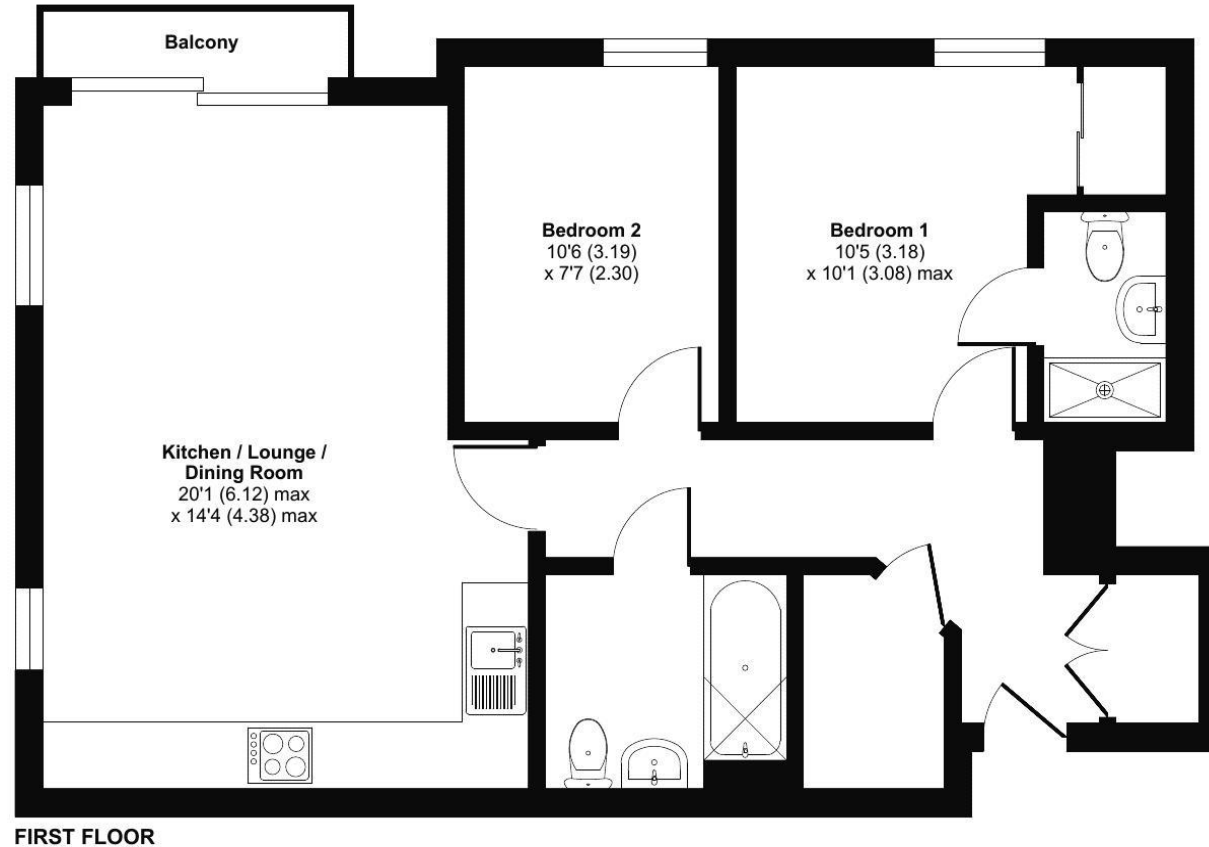
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Approximate Area = 667 sq ft / 61.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bracketts LLP. REF: 1356110

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	