



Flat 9 Vale Towers, London Road, Tunbridge Wells, Kent TN1 1DT

Guide Price £295,000 Share of Freehold

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Vale Towers is a Grade II listed building, formerly known as Romanoff House School, which once prepared boys for public schools as well as military and naval colleges. In 1857, it became Rosehill School, where Lord Robert Baden-Powell—founder of the Scout Movement—was enrolled in 1868. Today, the building proudly bears a historic claret plaque in recognition of its distinguished legacy. Set back from the road, this delightful Victorian flat offers a peaceful retreat with picturesque views over rooftops and mature trees stretching towards Tunbridge Wells Common. Large, characterful windows flood the spacious interior with natural light, showcasing the flat's distinctive blend of original period charm and modern comforts. The generously sized living room, partly open to the kitchen, is perfect for entertaining, with ample space for both a comfortable seating area and a dining table. The well-equipped kitchen features a range of painted wall and base units and benefits from borrowed light through the sitting room window. The spacious shower room is double aspect with delightful leafy views and a large storage cupboard housing the boiler. Outside, a charming walled garden offers a lovely communal space for residents to relax, enjoy the sunshine, or host a BBQ. Perfectly located, the flat is just a short stroll from the vibrant High Street, with its array of independent shops, cafés, and pubs. The famous Pantiles is also nearby, as is Tunbridge Wells Station, offering regular rail services to London. The apartment also benefits from the option to purchase two parking permits, offering added convenience for residents.

- Grade II listed I Bedroom Apartment
- Located on the Top Floor
- Close to the High Street, Pantiles & Station
- Spacious Accommodation
- Views Across to Tunbridge Wells Common
- Character Features
- Communal Garden
- Potential for 2 Parking Permits
- Share of Freehold
- No Chain





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:

The property is Share of Freehold
Lease Term 962 years from 15 October 2015
2025 Service Charge: £1,895.37



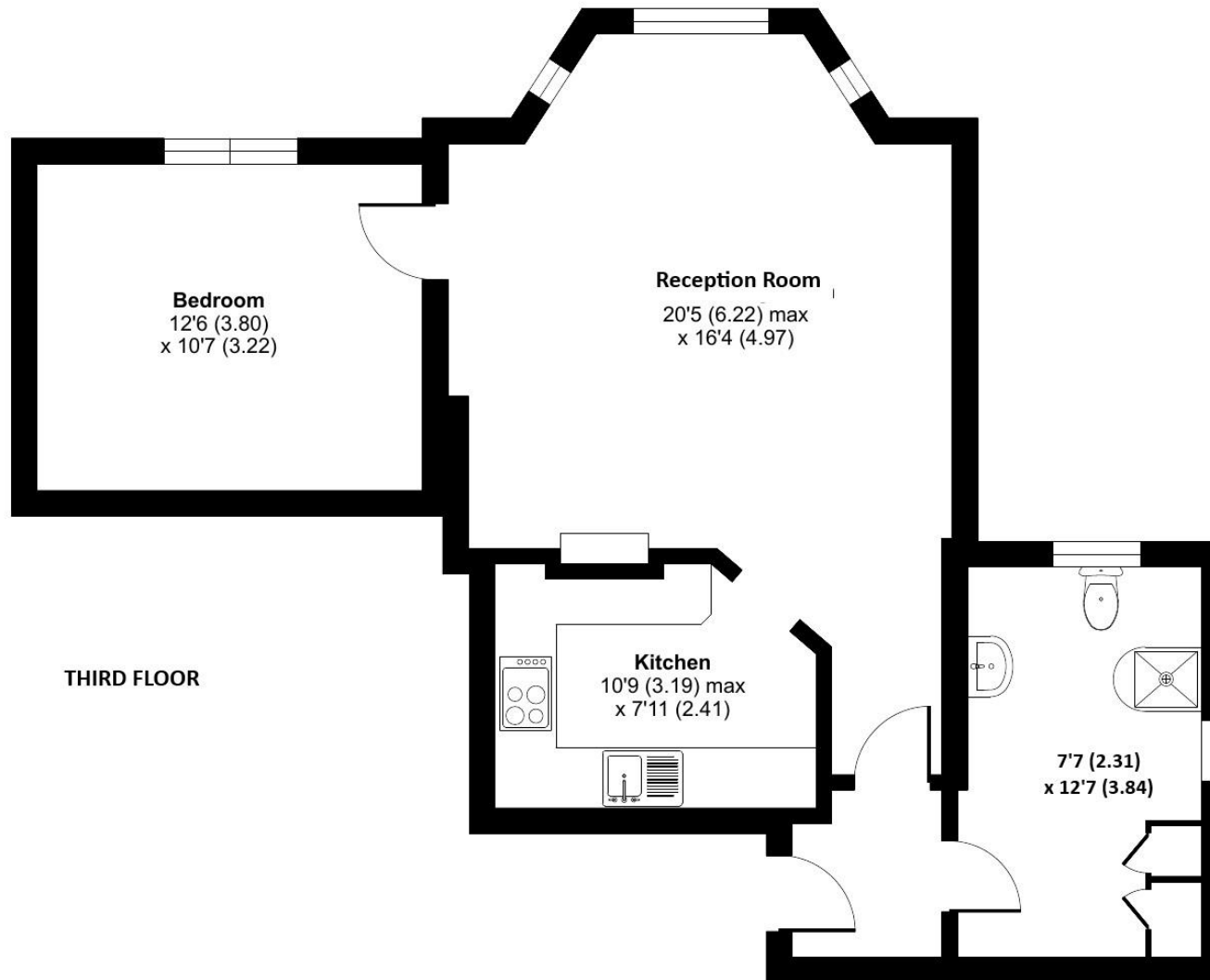
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London Road, Tunbridge Wells, TN1

Approximate Area = 636 sq ft / 59 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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: 1359419

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