

# Flat 1, 15 Spring Walk, Tunbridge Wells







# Flat 1, Spring Walk, Tunbridge Wells TN4 8EQ

*Sophisticated and Stylish 2-Bedroom Apartment*

## **Accommodation Summary**

- Ground floor apartment in contemporary block
  - 2 double bedrooms, 1 en-suite
- Spacious open plan living/dining room
  - Stylish kitchen
  - Private terrace
- Allocated off street parking space
  - Locked bicycle store
  - New build guarantee
- Energy efficient solar panel electricity



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Lily Court is truly a unique building that sits majestically at the end of a private cul de sac. Its combination of red brick, hung tiles and fresh cream paintwork stretches skywards with its gabled roof points.

Positioned just south of the town centre, it is only a short walk to Tunbridge Wells mainline station and The Pantiles` vibrant cafes and restaurants. Your everyday needs are met by a convenience store on the corner while a large supermarket close by caters for all your other requirements.

A stylish communal entrance secured by an answer phone system leads you through its fully glazed door into the bright shared hallway.

The apartment`s own front door opens into a crisply painted hallway whose warm wooden effect flooring contrasts beautifully with its pale blue walls. A deep storage cupboard on the left is perfect for storing coats and shoes to keep the hallway clutter free.

To the right is a sumptuous bathroom, a high window reflecting light off its white fittings and contemporary tiles creating a soothing bathing experience.

Next door the luxurious master bedroom with its boutique hotel chic provides a restful retreat from the outside world, its immaculate en-suite completing the experience.

The second bedroom is another large bright double bedroom and benefits from a deep inbuilt wardrobe.

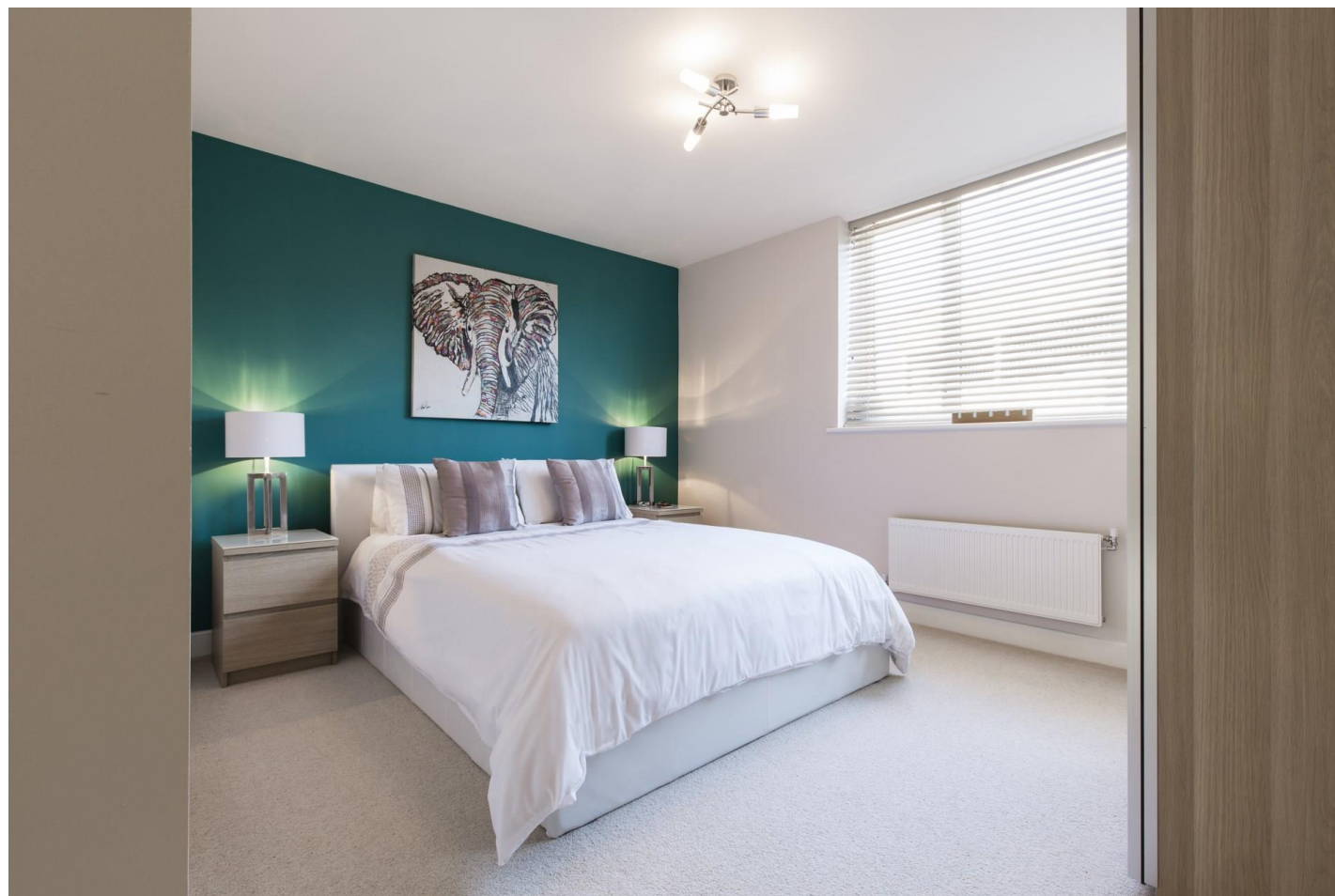
Across the hallway is the open plan living/dining room with its streamlined kitchen to the left. Its dual aspect windows, one of which is floor to ceiling, and fully glazed French door leading out onto the private terrace, flood the room with natural light. There is ample space for a deep sofa and a dining table and chairs while the covered terrace provides the perfect spot for alfresco dining in the warmer months.

The well separated kitchen area forms an open U space at the far end of the living room enabling you to chat to friends and family as you prepare dinner. Plenty of stylish units topped with wooden effect work surfaces are separated by the integrated appliances whilst a window over the sink brings in more natural light.

The impeccable design of this apartment offers an incredible sense of light and space which has been further complimented by the owners` eye for detail. It really delivers contemporary living at its best and deserves to be admired.







**Glazed Communal Front Entrance Door with answer phone system which opens to:**

**Communal Entrance Hall with locked mail boxes and internal part glazed doors to the apartment's own:**

**Private Entrance Door opening into:**

**Reception Hall with Quick-Step waterproof light oak laminate flooring, deep storage cupboard with internal shelving, entry phone, fuse box, radiator and doors to:**

**Bathroom:** side aspect opaque double glazed window, panel enclosed bath with mixer tap and wall mounted Grohe shower fitting, glass shower bath screen, wash basin with mixer tap over inset into shelf, low level WC, tall fitted mirrored bathroom cabinet with internal shelving, heated towel rail, tiled walls and floor.

**Master Bedroom:** 12'10 x 10'4' side aspect double glazed window, radiator and door to:

**En-suite:** side aspect opaque double glazed window, walk in shower enclosure with wall mounted Grohe shower fitting and bi-fold doors, pedestal wash basin with mixer tap over, low level WC heated towel rail, tiled walls and floor.

**Bedroom 2:** 14' x 10' front aspect double glazed window, fitted deep double wardrobe with hanging rail and radiator.

**Living/Dining Room:** 18'3 x 13' front and side aspect double glazed windows, fully glazed French door opening onto private covered terrace, inbuilt storage cupboard providing housing for boiler and radiator.

**Kitchen:** with integrated oven, 4 ring gas hob, extractor fan, stainless steel splashback, integrated dishwasher, integrated fridge/freezer in tall housing cabinet, one and ½ bowl stainless steel sink with mixer tap over and drainer. The kitchen has a selection of eye and base level units topped with wooden effect work surfaces, a tiled floor and a side aspect double glazed window above the sink.

**Outside:** accessed off the living room is a covered private terrace with stone paving and painted iron railings screened with bamboo. There is an allocated off street parking space to the right of the main entrance and a lockable bicycle store to the rear. The property also benefits from energy efficient solar power energy panels situated on its main roof.





TOTAL APPROX. FLOOR AREA 711 SQ.FT. (66.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		





#### General:

Length of lease: 120 years remaining

Ground rent: £200 p/a

Service charge: £1,152.00 p/a

Managing agent: Love Living Homes

Name of freeholder: Monson Homes

Council tax: Band D (£1,580.33 p/a)

EPC: B (84)

#### AREA INFORMATION:

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as Holmewood House and Claremont School sit alongside the highly regarded and sought after girls' and boys' grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as Dunorlan and Grosvenor Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.





