

7 The Garden Rooms, Linden Park Road, Tunbridge Wells (Pantiles)





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Perfectly positioned 3-bedroom apartment with private balcony and secure parking

Accommodation Summary

- 4th floor contemporary apartment with stunning views
 - 3 double bedrooms, 1 en-suite
 - Open plan kitchen/living/dining room
 - Private West-facing balcony
 - Bathroom and shower room
- Allocated parking space in secure underground car park with electric charging points
 - Eco building with living green walls and brown roof
 - Lift access
 - NHBC New Build Guarantee
- 0.5 mile walking distance of mainline station



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The Garden Rooms, a striking eco building enhanced by living walls, enjoys an impressive vantage point over the historic Pantiles.

It is located in the heart of Tunbridge Wells, a few minutes' walk from the vibrant al fresco café culture with independent boutiques stretching up to the old High Street, the mainline station and the open green spaces of the common.

Secure underground parking with electrical charging points and space for bikes sits below the iconic building.

A smart communal entrance secured by a video answer phone system leads you into the stylish shared entrance hallway, with lift and stair access to the floors above.

The apartment's own front door opens into a crisply painted hallway with warm wooden flooring linking its rooms running off it at every angle. A deep utility cupboard with space and plumbing for appliances and room for storage keeps the hallway clutter free.

To the right is the modern bathroom, its white fittings and contemporary tiles creating a soothing bathing experience.

Behind is the principal bedroom which is brightened by dual aspect windows and benefits from a large, fitted wardrobe and an immaculate en-suite shower room.

Opposite are bedrooms two and three, both with full height picture windows and fitted wardrobes. The larger bedroom delivers a feeling of boutique hotel chic and bedroom three is currently set up as a home office.

At the end of the hallway is the impressive open plan living/dining room with its streamlined kitchen to the right. It is flooded with natural light and roof top views from its floor-to-ceiling dual aspect windows and glazed door that opens onto the private sit on balcony overlooking the Georgian colonnade below. It extends your living space in the warmer months, providing the perfect spot for alfresco dining.

There is ample space for sofas and a dining table and chairs and 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 German units topped with Caesarstone worktops are separated by the integrated Bosch appliances.

The impeccable design of this apartment offers an incredible sense of light and space. It really delivers contemporary living at its best and with such an enviable central location, it is a must see!





Covered Communal Front Entrance Door with locked mail boxes to the side and a video answer phone system which opens into:

Communal Entrance Hall with access to the communal lift and stairs up to the higher floors and the apartment's own:

Private Entrance Door opening into:

Reception Hall: with wooden flooring, video entry phone, and doors opening into:

Utility Cupboard: space and plumbing for appliances, fuse box, storage space and wooden flooring.

Bathroom: wooden panel enclosed bath with mixer tap and wall mounted shower fitting, glass shower bath screen, wall hung wash hand basin with mixer tap over, inset wall wooden vanity shelf, inset wall storage cupboard with mirrored door, concealed cistern WC, heated towel rail, part tiled walls and tiled flooring.

Principal Bedroom: 13'10 x 10'8 front and side aspect double glazed windows, fitted double wardrobe with sliding doors, hanging rails and shelving and door opening into:

En-suite: walk in shower enclosure with hand held shower attachment and rainwater shower head, concealed cistern WC, wall hung wash hand basin with mixer tap over, inset wall wooden vanity shelf, inset wall storage cupboard with mirrored door, heated towel rail, part tiled walls and tiled flooring.



Bedroom 2: 18'9 x 11 rear aspect double glazed full height picture window, fitted double wardrobe with sliding doors, hanging rail and shelving.

Bedroom 3: 15'3 x 9'3 rear aspect double glazed full height picture window, fitted double wardrobe with sliding doors, hanging rail and shelving.

Living/Dining Room: 20'3 x 14'10 front and side aspect double glazed full height picture windows with remote operated electric blinds and curtains, side aspect fully glazed French door opening onto private covered balcony, wooden flooring and opening into:

Kitchen: with integrated Bosch oven, Bosch 4 ring induction hob, extractor fan, stone splashback, integrated Bosch dishwasher, integrated fridge/freezer in tall housing cabinet, integrated Bosch microwave, and inset stainless steel sink with mixer tap over. The kitchen has a selection of German eye and base level units with laser soft close doors topped with Caesarstone work surfaces, under counter lighting and the boiler housed in an eye level cupboard.

Outside: accessed off the living room is a covered private balcony with wooden decking and metal balustrades. There is an allocated parking space in a gated and secure underground car park with electrical charging points and bike rack.



4TH FLOOR
980 sq.ft. (91.0 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	84	84
(69-80) C		
(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		

TOTAL FLOOR AREA : 980 sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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General:

Tenure: Leasehold

Length of lease: 997 years remaining

Ground rent: £250.00 per annum

Service charge: £2,575.58 per annum

Developer: Regenerate Land

Managing agent: Alexandre Boyes

Local authority: Tunbridge Wells Borough Council

Council tax: Band F (£2,936.23)

EPC: B (84)

Eeco-building: living green walls and brown roof with native plugs and seeds

Underfloor heating

AREA INFORMATION: Tunbridge Wells, Kent

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 St James C of E, Claremont and The Mead School sit alongside the highly regarded and sought-after girls` and boys` secondary 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 Grosvenor & Hilbert and Dunorlan Parks, Calverley 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. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



