



Flat 16, Kingswood Place Kingswood Road, Tunbridge Wells, TN2 4UJ

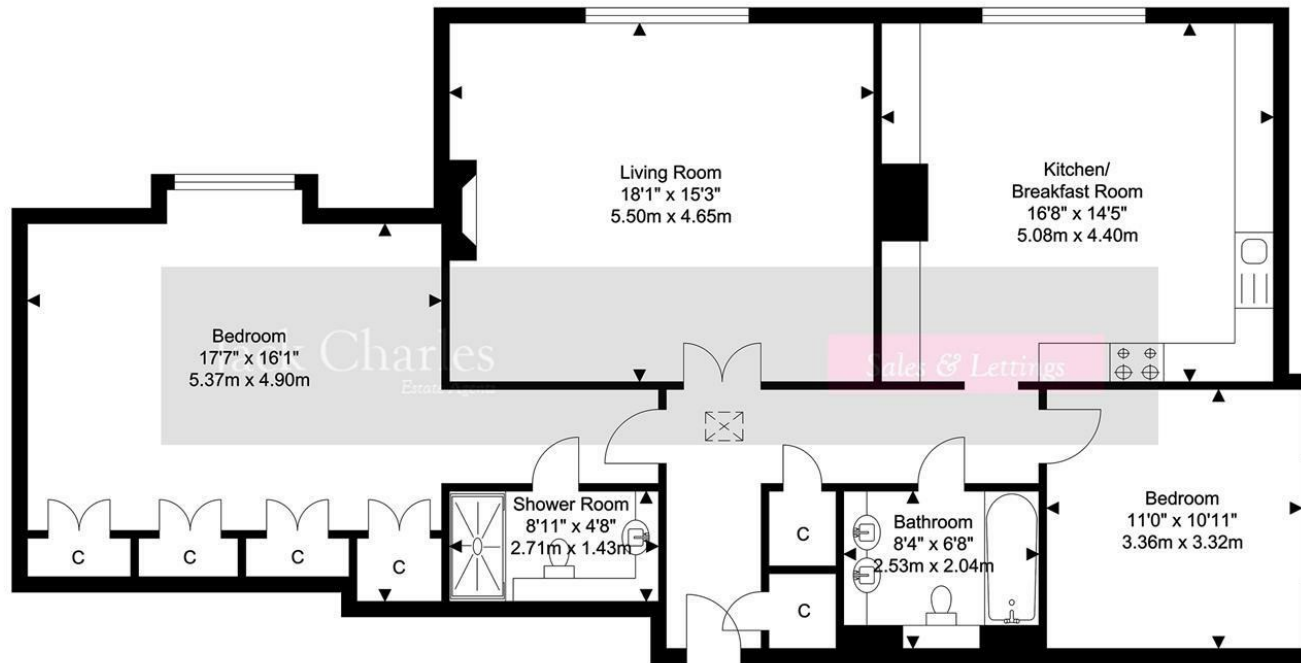
Guide Price £475,000 - £525,000

Jack Charles  
Estate Agents

Sales & Lettings

- Top Floor Apartment
- Two Double Bedrooms
- En-Suite & Main Bathroom
- No Onward Chain
- Large Reception Room
- Secure Parking & Communal Grounds
- Prestigious Building
- Fitted Kitchen/Diner
- 0.3 Miles From Town Centre

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



TOTAL APPROX FLOOR AREA 1212.33 SQ.FT. (112.63 SQ. M.)  
For Identification Purposes Only.



Energy Efficiency Rating		Current	Target
The more energy efficient - lower energy costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher energy costs			
		83	84
England & Wales		EU Directive 2002/91/EC	

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These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

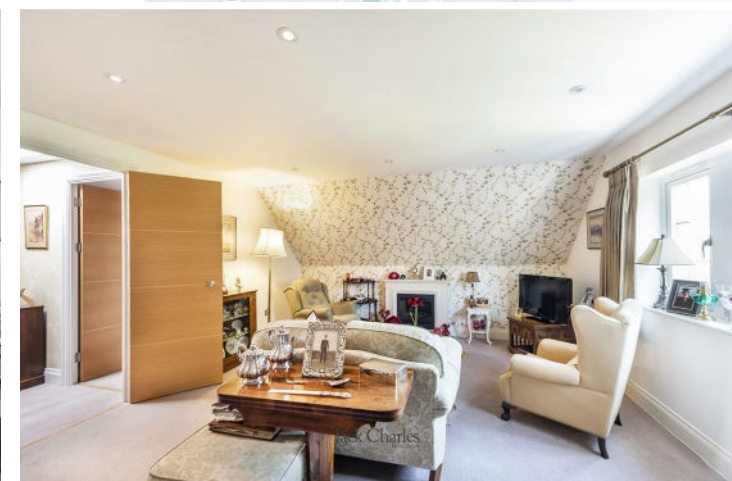
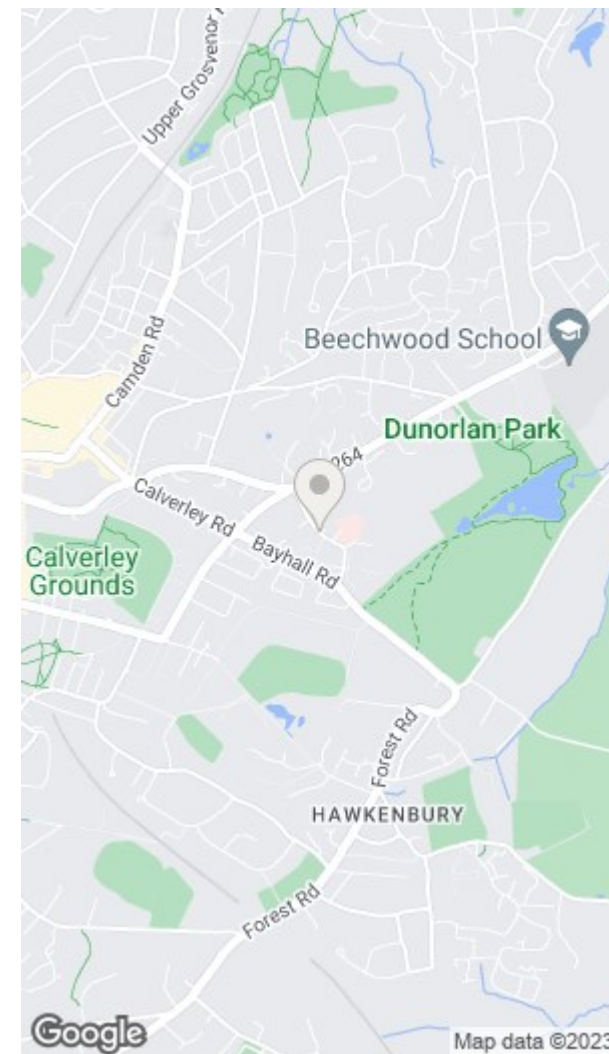


## To Be Sold

Jack Charles welcome to the market an exceptional two double bedroom, top floor purpose-built apartment with lift and secure gated parking, offered for sale with no onward chain. Kingswood Place is a prestigious development of discerning quality and exacting specification that has been well maintained by the owner. Features include gas fired underfloor heating to the kitchen and bathrooms and oversized oak veneer doors add to the scale and proportions of the apartment that match the generous dimensions and layout on offer. In principle accommodation boasts via the communal entrance, a deep private hallway that leads into a large lounge/diner, a generous fitted kitchen/breakfast room with integrated Bosch appliances. The principal bedroom offers an elegant scale with a range of fitted wardrobes and en-suite shower room and a further double bedroom and bathroom w.c. Presented to a high standard boasting double glazing and gas fired underfloor heating. Externally a gravel driveway leads to guest parking area, a secure video entrance system opens into a stylish communal entrance hallway, There is allocated gated off road parking behind the property, together with visitors' parking at the front. There are pleasant areas of communal gardens surrounding the property for the exclusive use by the residents. Viewings are strongly encouraged by appointment via instructed sole agents Jack Charles.

## Tunbridge Wells

Kingswood Place enjoys an enviable position on a prominent corner site on the east side of the town and is conveniently situated within approximately one-third of a mile from Tunbridge Wells town centre with its pedestrianised precinct and the Royal Victoria Place shopping mall and approximately one-quarter of a mile from Dunorlan Park. Both Tunbridge Wells and High Brooms offer fast trains to London in under one hour (Waterloo, Charing Cross and Cannon Street). Access to the A21 which connects to the M25 network and the south coast is within approximately one mile. The area is generally well served by good sport, leisure and recreational facilities.







**Jack Charles**  
Estate Agents

**Sales & Lettings**

6 London Road  
Tunbridge Wells  
Kent TN1 1DQ  
Tel: (01892) 621 721

191 High Street  
Tonbridge  
Kent TN9 1BX  
Tel: (01732) 75 75 80

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

