



6 Regent House 2 Herald Gardens, Tunbridge Wells, TN2 3FQ.

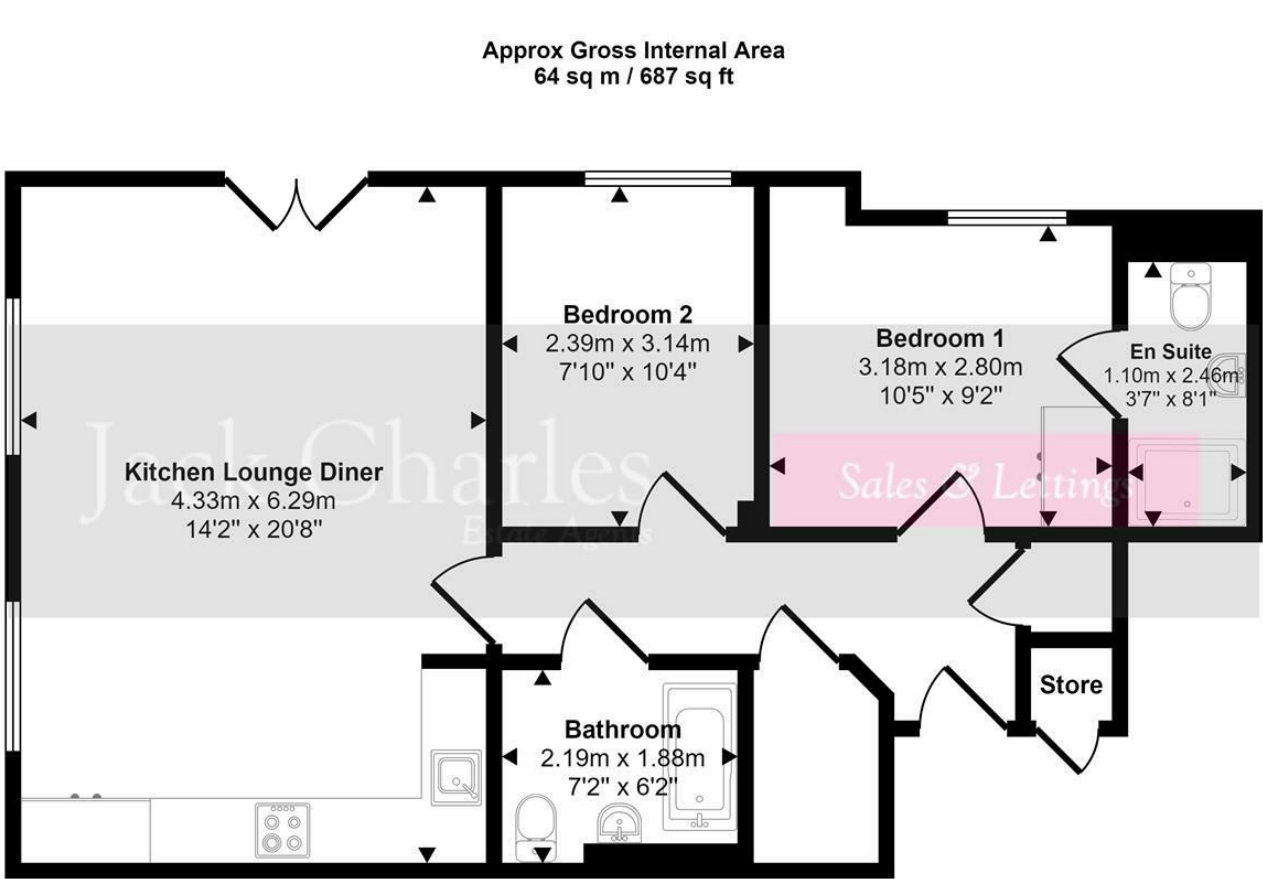
Guide Price £290,000 - £305,000

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Sales & Lettings

- Well appointed and spacious apartment
  - Family bathroom
  - Desirable location
- Two bedrooms
  - Open plan living room / kitchen with balcony
  - Leasehold
- Ensuite Shower Room
  - Undercroft parking
  - Viewings recommended

**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.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(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

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## To Be Sold

A well-appointed first-floor apartment located in the desirable area of Herald Gardens. This purpose-built flat offers a modern and comfortable living experience, perfect for individuals or small families seeking a stylish home in a vibrant community.

The apartment features two spacious bedrooms. The master bedroom benefits from an ensuite bathroom, ensuring privacy and convenience, while a separate family bathroom caters to guests and residents alike.

The open-plan living room and kitchen create a welcoming atmosphere, ideal for entertaining or enjoying quiet evenings at home. Large windows allow natural light to flood the space, enhancing the overall sense of warmth and comfort. Step outside onto the balcony making it a perfect spot for morning coffee or evening relaxation.

Additionally, the property includes the convenience of undercroft parking, a valuable feature in this popular location. With its blend of modern amenities and a prime setting, this apartment is an excellent opportunity for those looking to embrace the charm of Tunbridge Wells.

The development is surrounded by woodland walks and access to local amenities and there is also a shuttle bus providing speedy access to the main line station.

## Tunbridge Wells

Located in the highly sought after area of Tunbridge Wells. The property is situated on the popular development of Knights Park with Tunbridge Wells town centre and its extensive range of shopping, recreational and entertainment facilities just a close proximity away. The famous 'Pantiles' with its range of bars and shops and weekly Jazz and live music nights is just a short distance away. The town is also well known for a number of highly regarded state and independent schools in the area, including grammar schools for both girls and boys. and the A21 is also within easy reach and links with the M25.







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