



Flat 4, Patagonia House Pembury Road, Tunbridge Wells, TN2 3DL

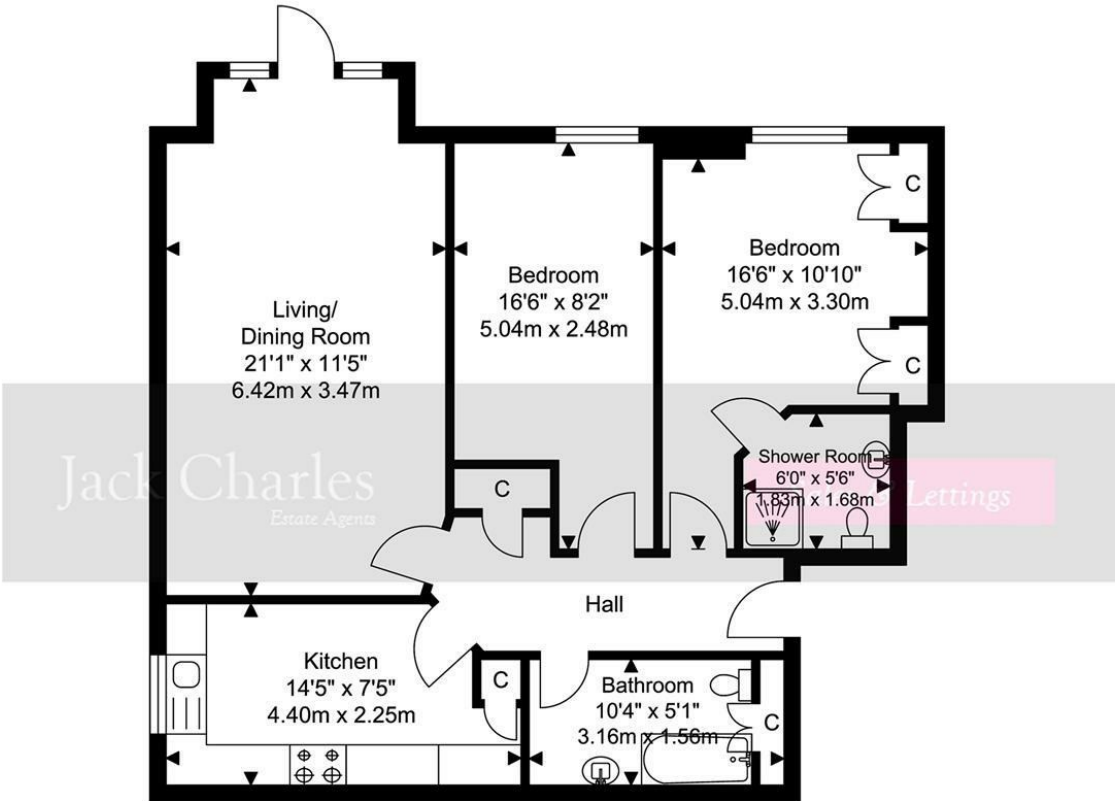
Offers in excess of £300,000

Jack Charles
Estate Agents

Sales & Lettings

- Beautiful ground floor apartment
- Two generous double bedrooms
- Modern fitted kitchen
- Two allocated parking spaces
- Highly sought-after Pembury Road location
- Principal bedroom with en suite
- Newly fitted carpets throughout
- Set well back from the road
- Spacious sitting/dining room
- Private terrace and seating area

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 765.09 SQ.FT. (71.08 SQ. M.)
For Identification Purposes Only.



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

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To Be Sold

Jack Charles are delighted to offer for sale this beautifully presented ground floor apartment, tucked away in an exclusive position set back from the highly sought-after Pembury Road in Tunbridge Wells.

Offering spacious and stylish accommodation throughout, the property features a generous sitting and dining room with direct access to a private terrace and seating area, a modern fitted kitchen, an impressive principal bedroom with en suite shower room, a further double bedroom and a contemporary family bathroom.

Recently fitted carpets enhance the immaculate presentation, creating a home ready to move straight into.

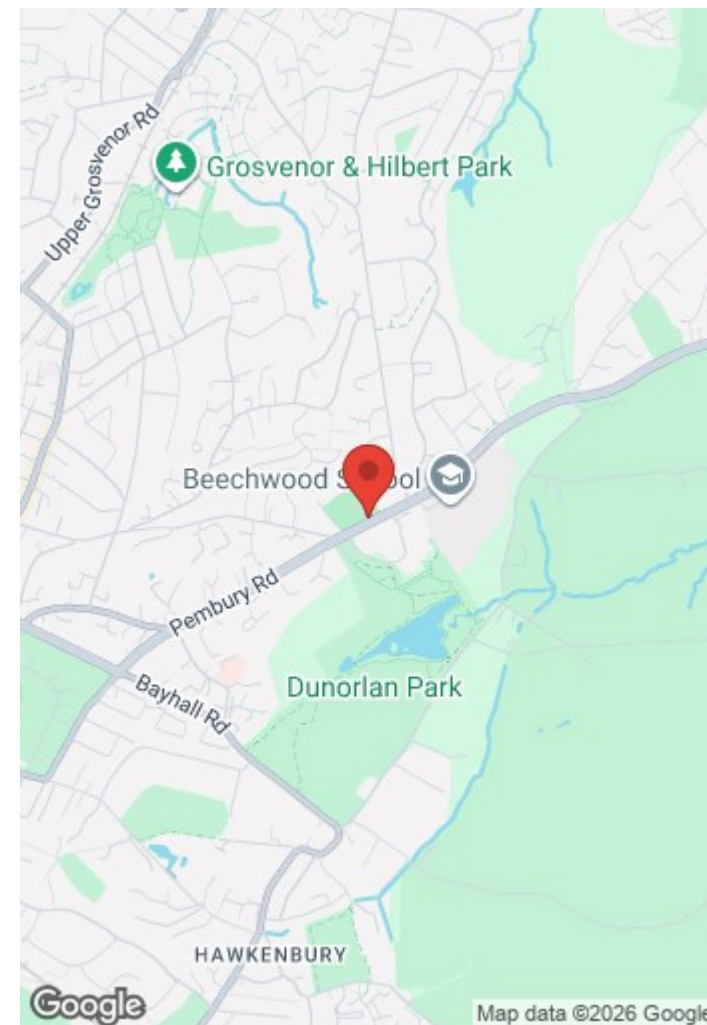
Externally, the apartment enjoys two allocated parking spaces, its own private terrace and seating area, together with beautifully maintained communal gardens providing a peaceful setting just moments from the town centre.

Ideally located for Tunbridge Wells High Street, the Pantiles, excellent restaurants, cafés, parks and the mainline station, this superb apartment offers the perfect balance of convenience and tranquillity.

Location

The property is situated within an exclusive development set back off Pembury Road on the eastern side of Tunbridge Wells. It is ideally positioned within easy walking distance of Dunorlan Park, one of the town's most attractive green spaces, and approximately a 15 minute walk from the town centre, offering a wide range of shopping, dining and leisure facilities. Tunbridge Wells mainline station and High Brooms station are both within easy reach, providing fast and frequent services into London, while the nearby A21 offers convenient road links to the M25 and south coast.

The area is well regarded for its excellent schooling options, including sought after grammar schools, along with a variety of recreational amenities such as sports clubs, gyms and golf courses. The nearby village of Pembury and surrounding countryside also provide additional amenities and access to the High Weald Area of Outstanding Natural Beauty.





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