





## 9 HENRIETTA PLACE KING EDWARD GARDENS, TUNBRIDGE WELLS, TN4 8FH

£500,000

- Bright, contemporary two-bedroom apartment less than a mile from town centre and the Pantiles.
- Prestigious Royal Wells Park development by Berkeley Homes with landscaped gardens.
- Open-plan living space French doors opening to a private balcony.
- Modern kitchen with quartz worktops and integrated appliances.
- Principal suite with walk-in wardrobe and en suite shower room.
  - Further double bedroom and stylish bathroom.
- Lift access, utility cupboard and secure underground parking for one car.
  - Long lease – remainder of 999 years.
- Just 0.6 miles from Tunbridge Wells station – London Bridge from 45 mins.
- Close to cafés, restaurants, gyms, theatres and parks – ideal for professionals or downsizers.





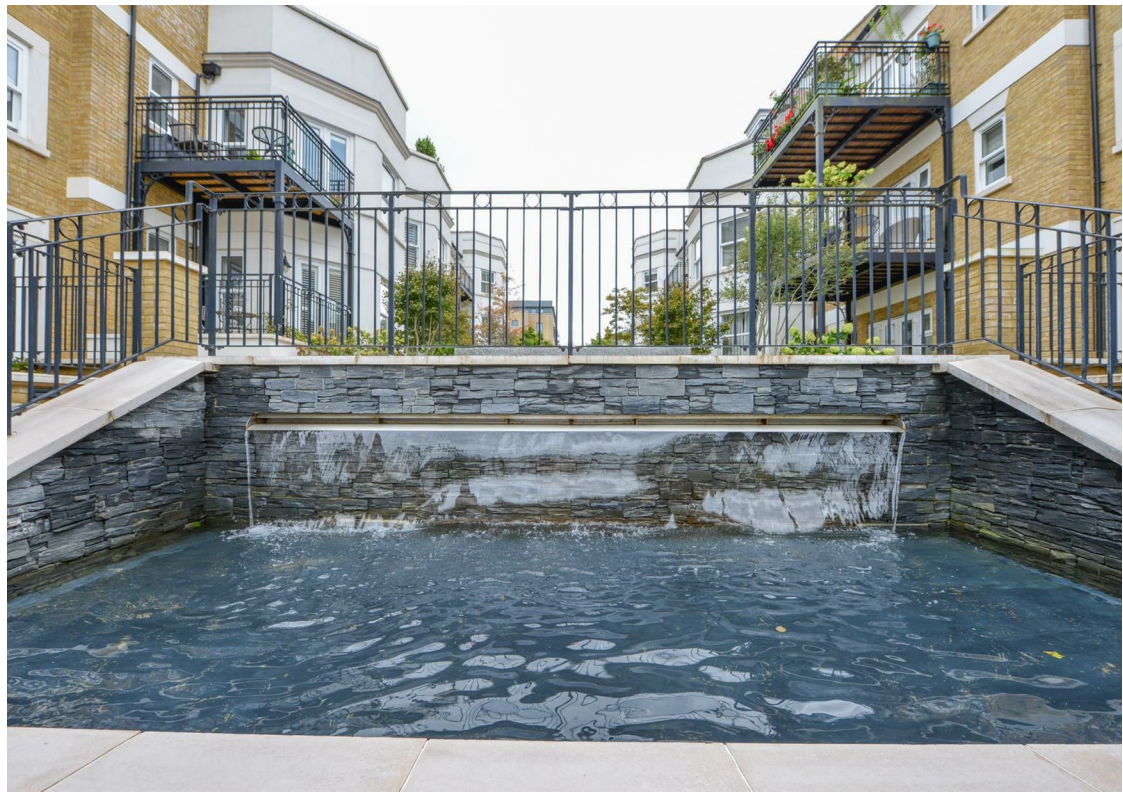
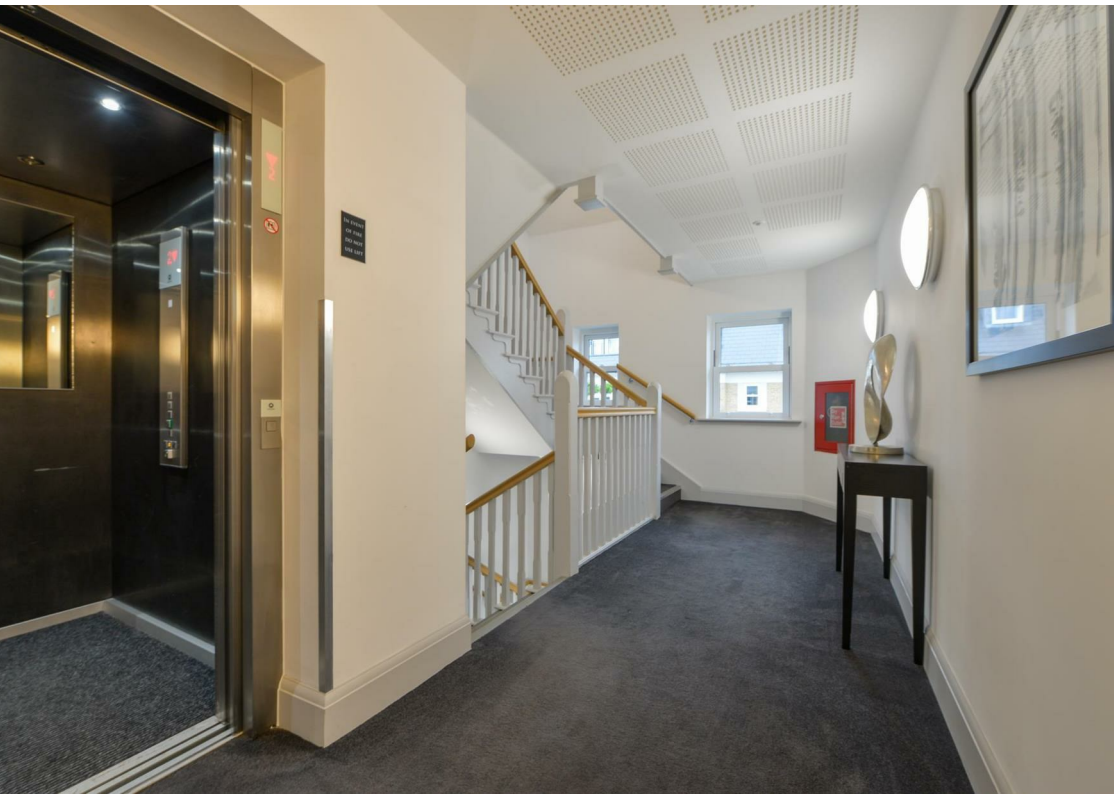




## ABOUT THIS HOME

Situated within the prestigious Royal Wells Park development by Berkeley Homes, 9 Henrietta Place is a beautifully appointed two-bedroom apartment offering bright, contemporary living just under a mile from Tunbridge Wells station, the High Street and the Pantiles. The open-plan kitchen, dining and living room is perfect for entertaining, featuring French doors opening to a private balcony, and a sleek kitchen with quartz worktops and integrated appliances. The principal bedroom enjoys a walk-in wardrobe and en-suite shower room, while a further double bedroom and modern bathroom complete the accommodation.

Additional benefits include a utility cupboard, lift access, secure underground parking for one car, and the remainder of a 999-year lease, making this an ideal long-term home or lock-up-and-leave.





## USEFUL INFORMATION

Remainder of 999 year lease from 1st Jan 13

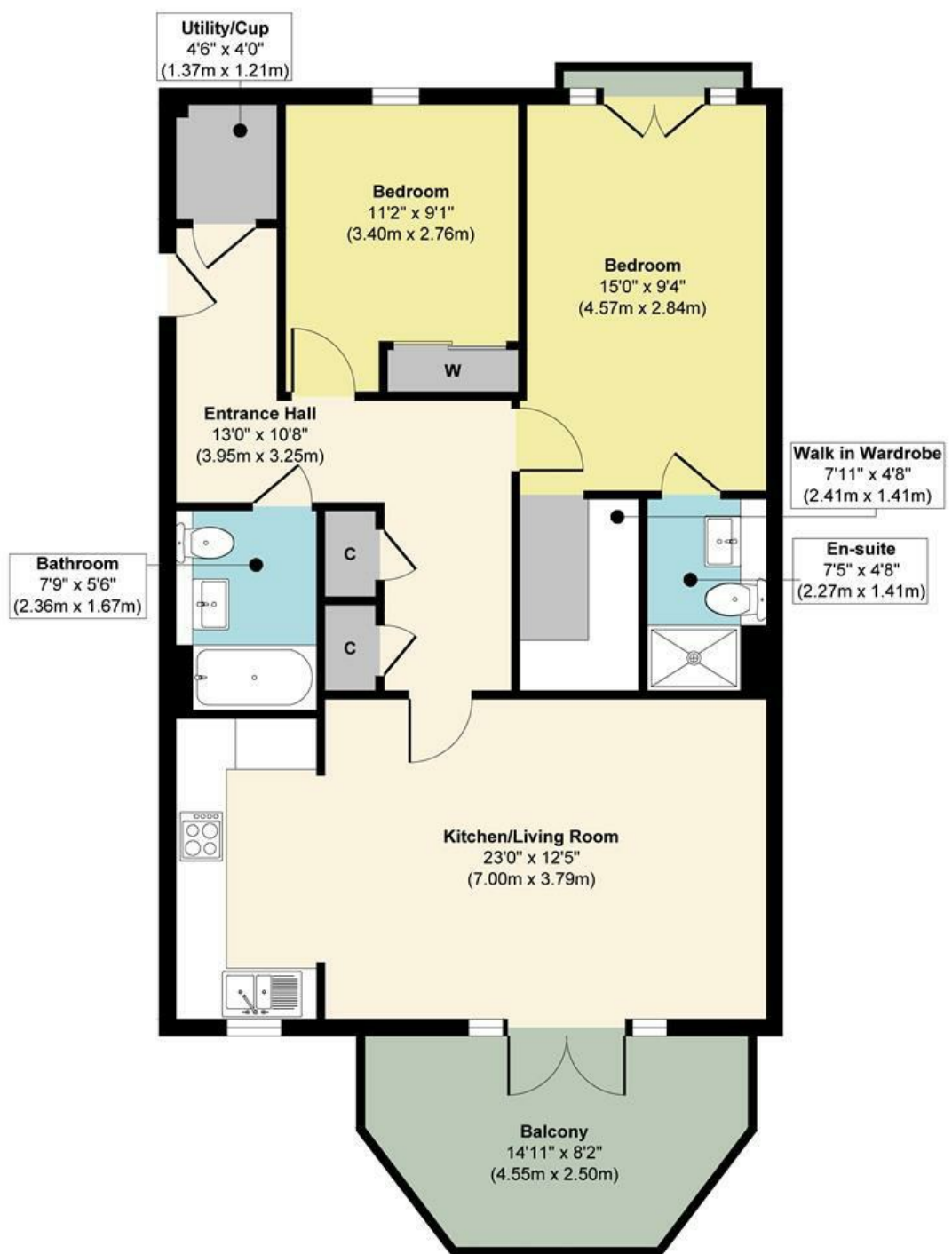
Ground Rent - £500pa

Service Charge - £2388pa

Tunbridge Wells Council Tax Band D

Information provided as a guide only and not to be solely relied upon





Second Floor

**Approx. Gross Internal Floor Area 816 sq. ft / 75.81 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## ABOUT THE AREA

Royal Wells Park is an award-winning Berkeley Homes development, celebrated for its elegant Regency-style architecture, landscaped communal gardens, and beautifully maintained surroundings. Perfectly located just 0.6 miles from Tunbridge Wells mainline station – with fast and frequent services to London Bridge from 45 minutes, as well as trains to Charing Cross, Waterloo East and Cannon Street – this is an ideal base for commuters and those seeking excellent connectivity to the capital.

The apartment is within walking distance of Tunbridge Wells' vibrant town centre, offering an abundance of cafés, wine bars, and independent restaurants, alongside stylish boutiques, national retailers and the historic Pantiles with its open-air markets and summer jazz evenings. For leisure and wellness, residents can enjoy nearby fitness facilities including Tunbridge Wells Sports Centre and a choice of private gyms and yoga studios, or relax in one of the many local green spaces such as The Common, Calverley Grounds or Dunorlan Park with its boating lake and tranquil gardens.

For those seeking culture and entertainment, Trinity Theatre, Assembly Hall and the town's two cinemas provide year-round performances, concerts and screenings, while nearby golf courses, tennis clubs and scenic walking routes offer plenty of opportunities to stay active. The combination of first-class amenities, excellent transport links and a relaxed yet cosmopolitan atmosphere makes Royal Wells Park a highly desirable location for professionals, downsizers and those looking for a stylish lock-up-and-leave home.





# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

# CONTACT US

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