



KINGS ESTATES
PROFESSIONALS IN PROPERTY



44 Queripel Close

Tunbridge Wells

Kings Estates are pleased to present this well-proportioned 1-bed top-floor apartment with allocated parking in the popular Connaught Park development, conveniently located near High Brooms train station and Grosvenor & Hilbert Park.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Offered with no onward chain
- One-bedroom top-floor apartment in sought-after Connaught Park
- Just 0.2 miles from High Brooms station with direct London services
- Adjacent to Grosvenor & Hilbert Park
- Close to shops
- Allocated off-road parking, visitor bays and cycle storage
- Light and airy stylish interior
- Spacious living room/kitchen area with modern units
- Double bedroom with large wardrobe and open views
- Contemporary bathroom with panelled bath and fitted shower





Kings Estates are pleased to present this beautifully proportioned one-bedroom top-floor apartment with allocated parking, offered with no onward chain and set within the sought-after Connaught Park development. Light, airy interiors create a welcoming place to come home to, complemented by a convenient location just 0.2 miles from High Brooms station, with direct services to London Bridge and Charing Cross. Tunbridge Wells town centre is within easy reach, while nearby Grosvenor & Hilbert Park offers an inviting setting for leisurely walks and time outdoors.

The entrance hall provides useful everyday storage, with a built-in airing cupboard and a separate storage cupboard. At the heart of the apartment, the generous open-plan living room/kitchen features three windows bringing in natural light and framing elevated views. There is a lovely sense of space for relaxing or spending time with friends, alongside a contemporary kitchen fitted with modern wall and base units, an integrated fridge/freezer and a washer/dryer. The comfortable double bedroom benefits from a large wardrobe, while the stylish bathroom features a white suite with a panelled bath, fitted shower and glass screen, complemented by a heated towel rail, extractor fan and under-basin storage.

Outside, well-maintained communal grounds provide an attractive setting for the development, with cycle sheds and bin stores adding practical convenience. Allocated off-road parking and visitor parking bays complete the appeal of this welcoming, well-connected home.

OTHER INFORMATION

COUNCIL TAX BAND - C (Tunbridge Wells Borough Council)

TENURE - Leasehold

LENGTH OF LEASE - 133 years remaining

ANNUAL GROUND RENT - £240

GROUND RENT REVIEW PERIOD - tbc

ANNUAL SERVICE CHARGE AMOUNT - £1800

SERVICE CHARGE REVIEW PERIOD - tbc

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

HIGH BROOMS

High Brooms is a lovely community with plenty of local amenities situated between the vibrant spa town of Tunbridge Wells, Southborough and the convenient market town of Tonbridge.

Tunbridge Wells is the only spa town in the Southeast of England, with elegant architecture and a variety of cultural, entertainment and shopping attractions, including the historic Pantiles, historic Pantiles, known for its charming Georgian colonnade, summer Jazz festivals, regular food and craft markets and Chalybeate Spring; there are two theatres locally, an abundance of cafés and restaurants and a mixture of national multiple retailers and independent shops.

Amenities: The property is nearby to a number of local shops and also close to North Farm Industrial Park which has an Odeon Cinema, Nuffield Health & Fitness, Asda and M&S supermarkets. Nearby in the St Johns area there a number of "mini-supermarkets available, such as Sainsbury's Local, M&S Food and Waitrose, cafés, bars and restaurants, hairdressers and a good variety of local independent shops.The impressive, award-winning Bluewater Shopping Centre is only 26 miles away and if you want to escape to the coast, then the lovely seaside towns can be reached comfortably in under an hour by car.

Recreational Amenities: Recreational amenities such as Dunorlan and Grosvenor & Hilbert Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

State and Private Schools: There are many highly-regarded schools in the vicinity, including St Johns Primary School, St Matthews Primary School, Skinners, TWGGS, TWGSB, Bennett Memorial Diocesan and St Gregory's secondaries all within a mile of the property.

Mainline rail: High Brooms (about 0.2 miles) with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from 50 minutes.The Centaur Commuter Coach service also stops along the St John's Road.

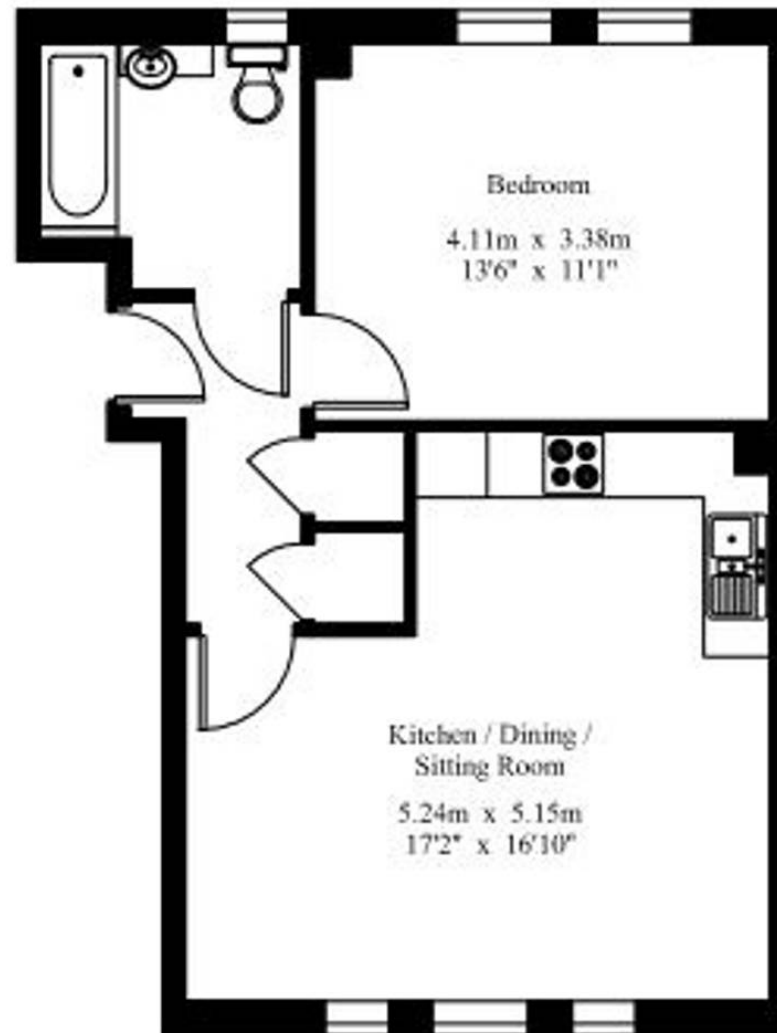
Communications: The A26 joins the A21 just North of the town, linking through to the M25 (junction 5) London orbital motorway, and thereby to the national motorway network, and to the South coast. Gatwick Airport is about 23 miles to the West, accessible via the motorway or via the A264.

AGENTS NOTE - Please be advised that some of the images included in this listing have been virtually staged for illustrative purposes. Virtual staging involves digitally enhancing or altering images to showcase potential furniture placement and decorative possibilities. These enhancements are for visual representation only and should not be construed as the actual condition or contents of the property. We recommend prospective buyers or tenants to conduct physical viewings to accurately assess the property's layout and condition. Should you require any further clarification regarding the property's presentation, please do not hesitate to contact us.



Queripel Close

Gross Internal Area : 48.4 sq.m (520 sq.ft.)



Third Floor

For Identification Purposes Only.

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