



PropertyMarket

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Brand New Apartments for Sale at  
**Connaught Park, Tunbridge Wells, Kent**

## Eighteen apartments are offered for sale at Connaught Park, Tunbridge Wells

Connaught Park is a brand new, modern development of spacious 1 and 2 double bedroom apartments with allocated parking spaces.

Overlooking woodland and set in a superb location, each apartment is created with today's lifestyle in mind and perfect for modern living. Space is essential so living / dining rooms are open plan and ideal for entertaining.

The modern feel continues with the designer fitted kitchens and stainless steel appliances while the luxury bathrooms are fitted with classically elegant white suites.

**Offers are sought in the region of £146,950 for the interest of one bedroom apartments and £159,950 for two bed apartments.**



## Local Amenities

Supermarkets	5 within 1 mile (Nearest: Sainsburys, 0.8 miles)
Convenience Store	0.3 miles
Newsagent	0.1 miles
Shopping Centres	0.9 miles
High Street Shopping	0.9 miles
Banks	5 within 1 mile
Post Office	0.3 miles
Pubs	12 within 1 mile (Nearest: 0.2 miles)
Restaurants	19 within 1 mile (Nearest: 0.7 miles)
Takeaway	21 within 1 mile
Cinema	0.2 miles
Leisure Centre	0.6 miles
Gym	1.0 miles
Doctor	0.4 miles
Dentist	0.7 miles
Hospital	1.1 miles



## Travel & Transport

- 0.2 miles to High Brooms Train Station \*
- 0.8 miles to the A26
- 1.4 miles to the A21
- 11.6 miles to the M25 (J5)
- 12.9 miles to the M20 (J4)
- 19.7 miles to Gatwick Airport
- 20.6 miles to Ebbsfleet International
- 36.9 miles to the Eurotunnel

\* 4 mins to Tunbridge Wells; 6 mins to Tonbridge; 16 mins to Sevenoaks; 42 mins to Ashford International; 52 mins to London Charing Cross; 53 mins to Bromley South; 1 hr to Maidstone

## Location

- 0.9 miles to Tunbridge Wells Town Centre
- 3.4 miles to Tonbridge
- 9.3 miles to Sevenoaks
- 13.7 miles to Maidstone
- 20.2 miles to Bluewater
- 29.9 miles to Central London

Situated on the edge of the vibrant town of Tunbridge Wells, Connaught Park is a magnificent collection of new apartments, built to reflect the style and proportions of the elegant local architecture.

Nestled within a beautiful wooded setting a stream meanders through the development creating a calming location.

Tunbridge Wells attracts a growing number of London commuters and remains a favoured destination with those wanting to enjoy elegant surroundings with the benefit of fast rail connections to London, close proximity to Gatwick airport and easy access to the M25.

It lies in the south west of Kent, bordering East Sussex, neighbouring the districts of Sevenoaks, Tonbridge & Malling, Maidstone and Ashford.

The area is at the hub of a series of major roads including the A26 (Maidstone to Newhaven) and the A21, which links the development with the M25 and national motorway network.

It benefits from good public transport links with both regular local bus services and express services to nearby Bromley and Maidstone. Regular trains from High Brooms station offer you fast and frequent services to London, Sevenoaks, Maidstone and Ashford International in under an hour.

The borough of Tunbridge Wells benefits from a healthy economy with high employment, low crime rates, good educational attainment, and one of the highest quality environments in Britain. This has led to Tunbridge Wells being voted the third best place to live in a Channel 4 television programme.

It has a high number of businesses in relation to its population with a high level of demand for the formation of new businesses. There are also growing opportunities from Kings Hill, the Thames Gateway and Ashford for businesses and workforce.

Home to several shopping areas including the historic Pantiles and the award winning Royal Victoria Place Shopping centre, Tunbridge Wells enjoys a vibrant nightlife with a several bars, clubs and restaurants in the town centre and there is a cinema minutes away from Connaught Park.





## Education

- 8 Primary Schools within 1 mile
- 6 Secondary Schools within 1 miles (5 above National Average)
- 6 Sixth Form Colleges within 1 miles (5 above National Average)
- 3.2 miles to the University of Kent

Schools in the borough of Tunbridge Wells have a record of high achievement. Most schools in the borough surpass the national average for results, and many young people go on to further education.

## Employment

Employment levels in the borough are *higher* than that of the county, regional *and* UK average.

*(Source: ONS, Labour Market Statistics: South East, Nov 2008)*

Tunbridge Wells Borough is proud of its high levels of economic activity. More people work full-time and are self-employed than in other parts of Kent.

Self-employment levels are particularly high and there is a highly skilled resident workforce.

Both Great Lodge Retail Park and North Farm Industrial Estate are nearby and offer employment opportunities.

## Neighbourhood

Often, many of the people who live in this neighbourhood will be suburban privately renting professionals.

They are young people who have made a lifestyle choice to live close enough to the major conurbations to obtain the benefits of the city without actually living in its centre.

Living in purpose built flats in, many are still renting, although some have purchased their homes.

They are well educated and are developing their careers in professional and managerial jobs that are highly paid.

## Local Council

Tunbridge Wells Borough Council  
Town Hall  
Tunbridge Wells  
TN1 1RS

Kent County Council  
Sessions House  
County Hall  
Maidstone  
ME14 1XQ



# Specification

## Kitchen

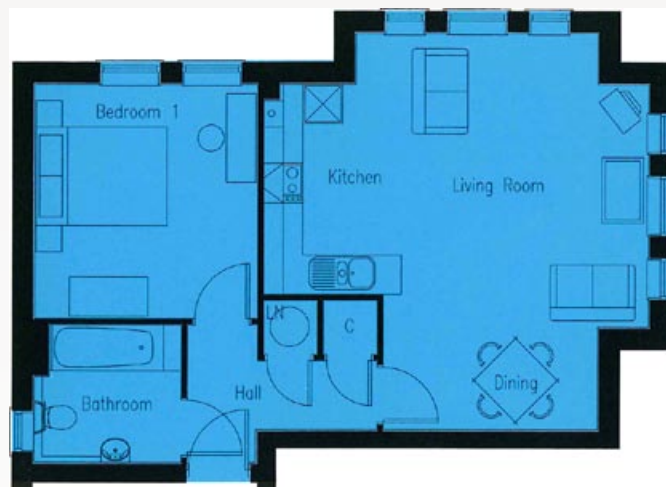
- Contemporary fitted kitchen
- Stainless steel oven, hob and extractor hood
- Stainless steel sink with chrome mixer tap
- Worktop with matching up stand and stainless steel splash back behind hob
- Integrated washer / dryer with space for integrated dishwasher and full height fridge / freezer
- Under wall unit lights
- Vinyl flooring

## Bathroom

- White ceramic sanitary ware and vanity unit
- Chrome mixer taps
- Thermostatic chrome shower and screen
- Full height tiling to shower areas, half height where sanitary ware occurs
- Shaver socket
- Vinyl Flooring

## General

- TV/ FM and cable / satellite points to lounge and bedroom 1
- BT point to hall, lounge and bedroom 1
- Electric panel heaters to all rooms except bathroom where there is a chrome heated towel rail
- Carpets throughout bedrooms, halls and living / dining areas
- Down lighters to kitchen and bathrooms
- White gloss painted panel doors with chrome ironmongery
- Double glazed white UPVC windows
- Allocated car parking space
- 10 Year NHBC warranty
- Audio entry phone system
- Landscaped public areas



**SALE AGREED**

## Apartment 189

Lounge / Dining / Kitchen	19'9" x 19'3"	6.03m x 5.90m	Max.
Bedroom	11'8" x 11'1"	3.58m x 3.40m	Max.
Bathroom	7'3" x 6'11"	2.23m x 2.10m	Max.



**SALES AGREED**

## Apartments 190, 191 & 192

Lounge / Dining / Kitchen	19'9" x 19'3"	6.03m x 5.90m	Max.
Bedroom	13'6" x 11'1"	4.13m x 3.40m	Max.
Bathroom	7'9" x 7'3"	2.38m x 2.23m	Max.





## Apartment 193

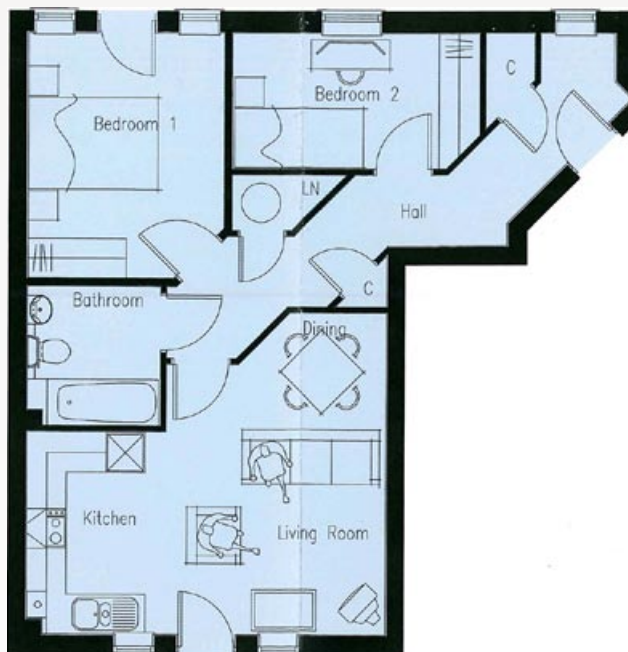
Lounge / Dining / Kitchen	20'1" x 12'9"	6.15m x 3.88m	Max.
Bedroom 1	11'4" x 11'2"	3.48m x 3.40m	Max.
Bedroom 2	10'9" x 8'2"	3.28m x 2.50m	Max.
Bathroom	7'6" x 5'11"	2.28m x 1.83m	Max.



**SALES AGREED**

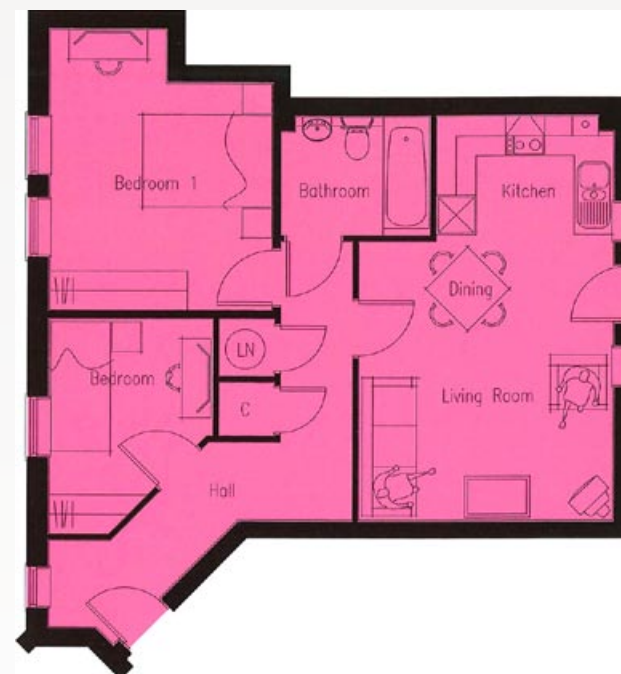
## Apartments 195, 199, 203 & 207

Lounge / Dining	17'5" x 9'11"	5.33m x 3.03m	Max.
Kitchen	10'9" x 8'9"	3.28m x 2.68m	Max.
Bedroom	13'9" x 11'2"	4.20m x 3.43m	Max.
Bathroom	6'10" x 6'0"	2.10m x 1.83m	Max.



## Apartments 196, 204 & 208

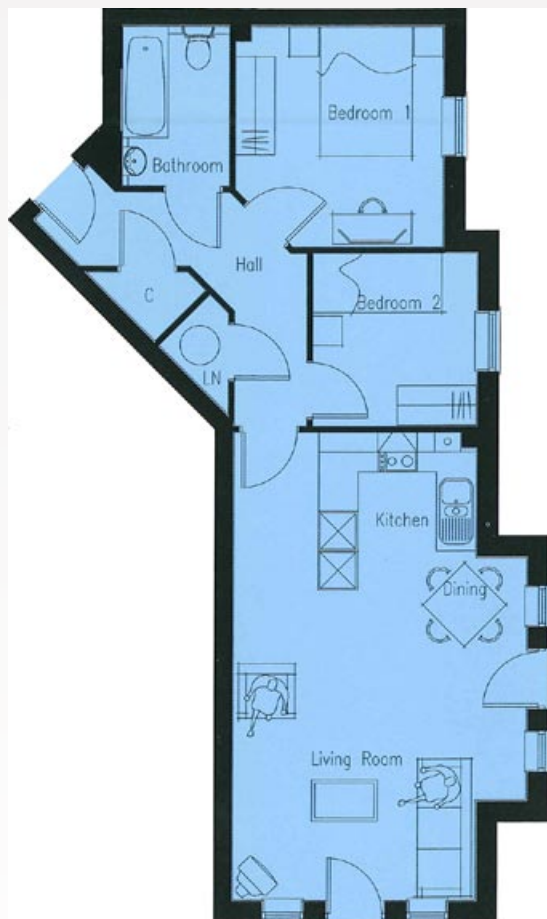
Lounge / Dining/ Kitchen	17'11" x 16'1"	5.48m x 4.90m	Max.
Bedroom 1	12'3" x 9'9"	3.75m x 3.00m	Max.
Bedroom 2	12'4" x 6'9"	3.78m x 2.08m	Max.
Bathroom	6'11" x 6'8"	2.13m x 2.03m	Max.



## Apartments 197, 201 & 205

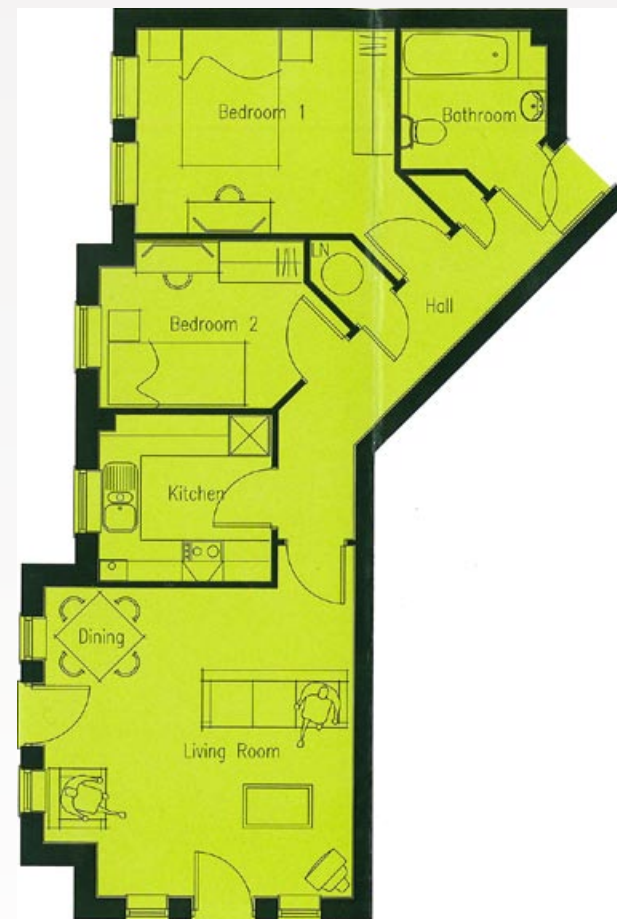
Lounge / Dining / Kitchen	20'1" x 12'9"	6.15m x 3.88m	Max.
Bedroom 1	14'0" x 11'2"	4.28m x 3.40m	Max.
Bedroom 2	10'9" x 8'2"	3.28m x 2.50m	Max.
Bathroom	7'6" x 5'11"	2.28m x 1.83m	Max.





## Apartments 198 & 202

Lounge / Dining / Kitchen	23'4" x 14'8"	7.13m x 4.48m	Max.
Bedroom 1	11'0" x 10'5"	3.38m x 3.18m	Max.
Bedroom 2	8'8" x 8'2"	2.65m x 2.50m	Max.
Bathroom	8'0" x 5'4"	2.45m x 1.63m	Max.



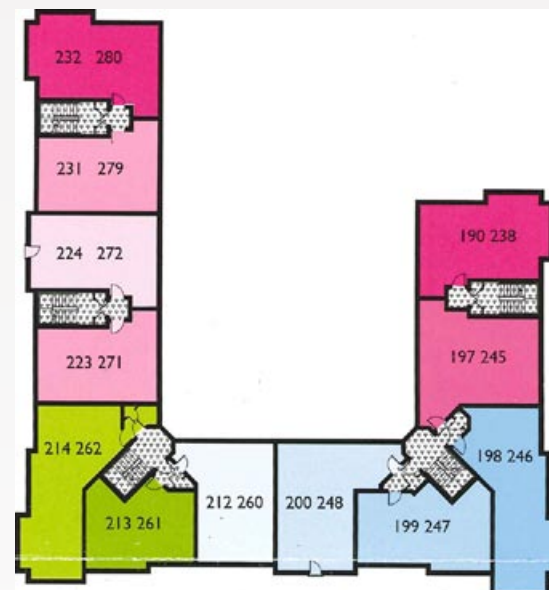
## Apartment 217

Lounge / Dining	16'8" x 14'8"	5.10m x 4.48m	Max.
Kitchen	8'2" x 7'11"	2.50m x 2.43m	Max.
Bedroom 1	12'3" x 9'8"	3.75m x 2.95m	Max.
Bedroom 2	11'11" x 8'0"	3.65m x 2.45m	Max.
Bathroom	7'8" x 6'10"	2.35m x 2.10m	Max.

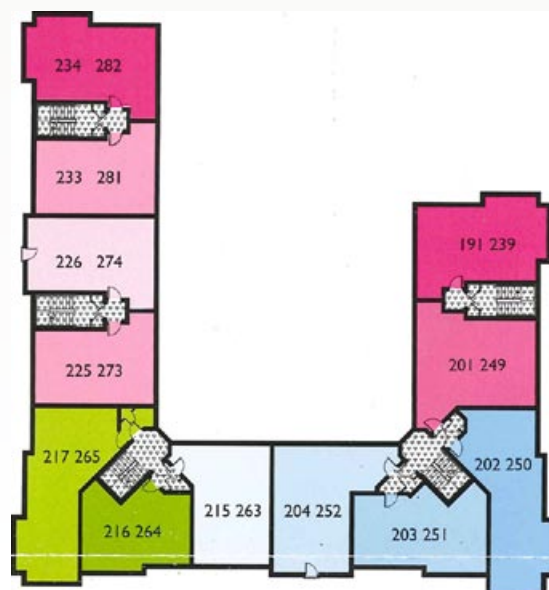
**Ground Floor**



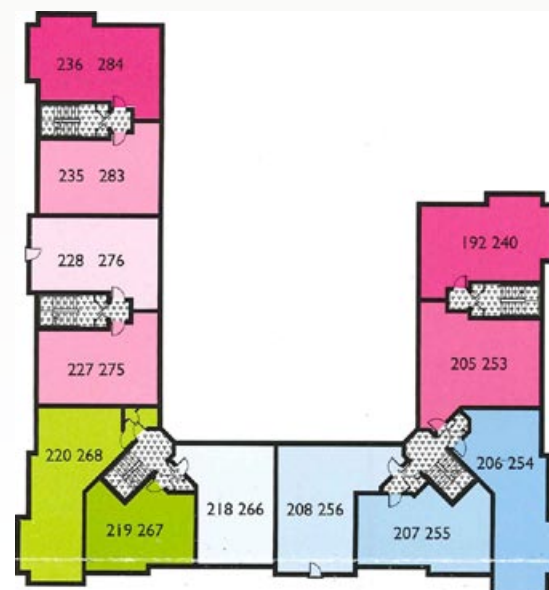
**1st Floor**



**2nd Floor**

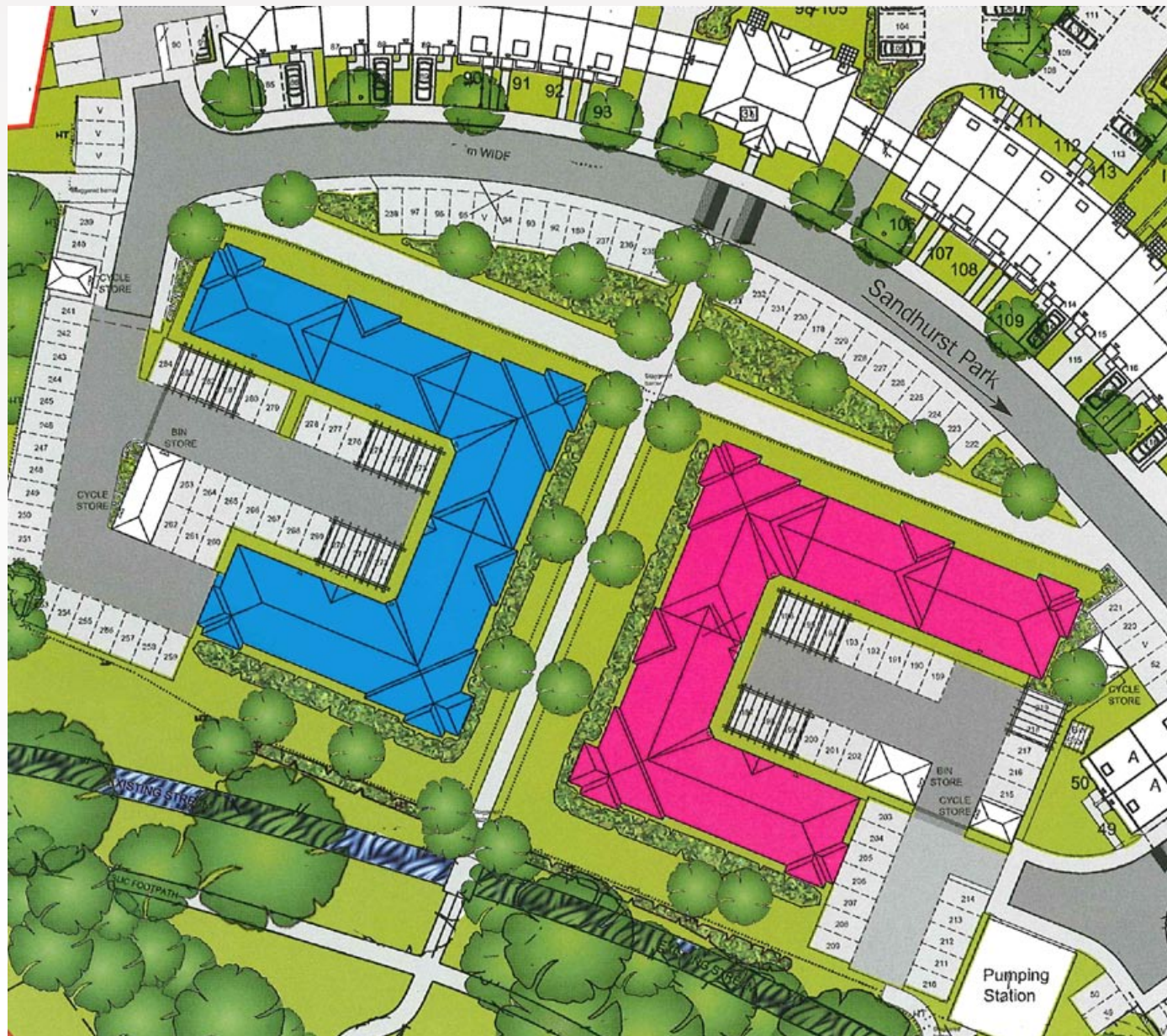


**3rd Floor**





# Site Plan for Connaught Park, Tunbridge Wells







# PropertyMarket

## Viewing

To arrange a viewing, please call 0845 026 0102  
or email [enquiries@propertymarket.co.uk](mailto:enquiries@propertymarket.co.uk).

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