



**Flat 5, 2 Parkview, Trinity Close, Tunbridge Wells,
Kent, TN2 3PP**

Guide price £895,000 Leasehold

- A very elegant two double bedroom very spacious GROUND FLOOR luxury apartment
- Approximately 1,300 square feet
- Two bathrooms (one ensuite)
- A utility room
- A SUPERB large outside paved terrace
- STUNNING views overlooking DUNORLAN PARK
- A very spacious living room leading out to terrace.
- SOUTHERLY ASPECT TO THE REAR
- Approx 979 years remaining on the lease
- LIFT TO ALL FLOORS



LUXURIOUS LIVING**EXCLUSIVE SECURE DEVELOPMENT OVERLOOKING DUNORLAN PARK
This beautifully presented and very elegant two double bedroom, two bathroom ground floor apartment, sits majestically in a prime elevated position, overlooking the most beautiful 'Dunorlan Park'. The property is situated in a very enviable position, within walking distance of the historic 'Pantiles' which has an abundance of chic restaurants and cafes combined with a delightful choice of unique small independent shops. The accommodation comprises a very large reception room, two grand bathrooms (one ensuite), a utility room and a large well equipped kitchen breakfast room. There is a very generous south facing terrace to the rear accessed via the living room with the panoramic views overlooking Dunorlan Park. This property also offers secure under ground parking with a large 'tandem style' garage and a lock up cupboard with ample storage. There is an additional parking space to the front for visitors. This would be a **UNIQUE** purchase to a very lucky buyer, as the quality of the accommodation combined with the enviable surroundings will be a fantastic experience for the right person. **LIFT ACCESS TO ALL FLOORS. NO CHAIN.**



Viewing Information

To view this property please contact Jenny Ireland from Mother Goose Estate Agents.

Location

The property is situated in an exclusive development overlooking the stunning grounds of Dunorlan Park to the rear and within walking distance of the town centre. The Pantiles is within easy reach of the property where there are plenty of Jazz and Gin festivals and European food markets to be enjoyed by all throughout the summer months. Tunbridge Wells provides a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. For the commuter, Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

Ground Floor

External Hallway

Secure access. Carpeted with stairs to first floor and stairs down to secure parking area.



Internal Hallway

Secure entry phone system. Built in Cupboard housing water tank (Mega flow system) and shelving. Additional built-in cupboard for storage. Two radiators with attractive wooden lattice covers.

Living Room

Two fully glazed double opening French patio style doors leading out onto the large terrace overlooking Dunorlan Park. Attractive feature marble fireplace surround and mantle with a gas 'living flame' inset. Built-in cupboard to side for storage with large mirror above. Three radiators with attractive wooden lattice covers.

Shower Room

Fully tiled shower cubicle with a folding glass door. Tiled effect flooring. Wall mounted cupboard. Partly integrated wash basin with vanity units below and a marble effect surface above. Large mirror to remain. WC with concealed flush. Wall mounted chrome ladder style radiator. Extractor fan.

Utility Room

Tiled effect flooring. Space for washing machine and dryer. Work top housing a stainless steel sink and drainer. A range of wall mounted eye level and base units. Extractor fan. Radiator.

Kitchen

Window to front. Wood laminate flooring. One and a half bowl sink with drainer. Extensive granite work top housing a four ring electric induction hob with extractor above. Built-in eye level microwave and electric convector oven below. Integrated fridge freezer and dishwasher. Under unit lighting. Space for a table and chairs. Radiator.

Main Bedroom

Two windows to front. Two built-in double wardrobes. Radiator with attractive wooden lattice cover. Door to en suite bathroom. Additional space/dressing area with one built-in double wardrobe and an additional single wardrobe.



En Suite Bathroom

Tiled effect flooring. Bath with hand held shower hose. Fully tiled shower cubicle with a wall mounted shower unit and folding glass doors. Integrated wash basin with a marble effect surface and built-in vanity cupboards below. Additional wall mounted eye level vanity unit above with a mirror face. WC with concealed flush. Chrome wall mounted ladder style radiator.

Bedroom Two

Double aspect to side and front. Built-in cupboard. Radiator with attractive wooden lattice cover.

Outside

Terrace

A very large space with exceptional views overlooking Dunorlan Park, accessed via the patio doors from the living room. Fully paved with a wrought iron railing surround. Southerly aspect.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Trinity Close, Tunbridge Wells, TN2

Approximate Area = 1295 sq ft / 120.3 sq m

For identification only - Not to scale

