

ONE

NORTH FARM ROAD

TUNBRIDGE WELLS

DEVELOPMENT

LUXURY APARTMENTS IN ONE OF KENT'S MOST POPULAR LOCATIONS

Comprised of nine luxurious 1 and 2-bedroom apartments located in High Brooms on the outskirts of Tunbridge Wells, enjoy high-specification new home living, in one of Kent's most illustrious postcodes.

Take advantage of an allocated parking space for each property – typically unusual for apartments located in the heart of a vibrant city centre. All homes boast allocated parking spaces with electric car charging point access.

Internally, you'll immediately feel at home, thanks to the attractive neutral on-trend 'greige' colour scheme throughout. With 'Dew Drop' colour emulsion-decorated walls, chrome fittings, skirting boards and internal woodwork finished with white gloss, these apartments immediately warm the soul. The oak laminate flooring is also a welcome addition throughout.

The open plan kitchen/living area is the perfect place to entertain, with ample space for a sofa, and dining table for at least four people. You'll appreciate the range of integrated Howdens appliances, including fridge/freezer, dishwasher and electric oven.

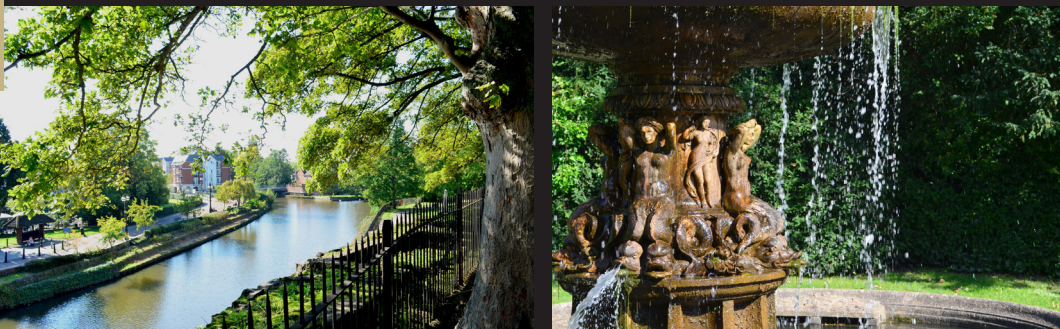
Moving through to the bathroom, you'll love the chrome heated towel rail during those crisp winter months, and the contemporary white sanitaryware, chrome taps and fittings creates an attractive w/c.

With the increased advent of working from home/hybrid working, ONE, North Farm Road properties have a study, excellent fibre broadband capabilities and BT/TV access points in the lounge and main bedroom.

For peace of mind there is the Advantage structural defects 10-year warranty, and mains wired smoke alarm systems throughout the development.



LOCATION



SITUATED IN THE ATTRACTIVE TUNBRIDGE WELLS SUBURB OF HIGH BROOMS, ONE, NORTH FARM ROAD TICKS A PLETHORA OF BOXES.

Less than three miles from Tunbridge Wells' historic centre, and just a mile away from Southborough, High Brooms is understandably highly sought after for London commuters, with regular trains providing ready access to the capital in around 40-minutes. The development itself is just a three-minute walk away, to help minimise commuting time.

With Tunbridge Wells boasting one of Kent and Sussex's most eclectic set of shops restaurants and night-time activities, alongside its charm as an 'Area of Outstanding Natural Beauty', 'Royal' Tunbridge Wells is a true all-rounder with something for everyone.

You'll become a local at the historic shopping centre The Pantiles – be sure to peruse the range of boutique independent shops. After doing so, refuel at some of the county's best pubs and restaurants, from fine dining to classic 'pub grub', you won't be disappointed.

For those night owls, be sure to check out the areas' bustling nightlife, or if live music is your tipple, check out Tunbridge Wells Forum, which has played host to some of the greats, including Oasis, Adele and Green Day.

Likewise, make the most of Kent's 'green and pleasant land' with Bewl Water and High Weald perfect to explore nature and get away from the hustle and bustle.



FLOOR PLANS – FIRST FLOOR



PLOT 1

Lounge/Dining/Kitchen Area: 22'1 x 13'7 (6.75m x 4.17m)

Bedroom 1: 13'8 x 9'2 (4.21m x 2.80m)

Bedroom 2: 12'3 x 9'2 (3.74m x 2.80m)

En-suite: 4'9 x 9'2 (1.50m x 2.80m)

Bathroom: 8'5 x 5'3 (2.60m x 1.62m)

Total: 721 sq.ft (67 sq.m)

PLOT 2

Lounge/Dining/Kitchen Area: 26'7 x 10'6 (8.15m x 3.22m)

Bedroom 1: 17'8 x 9'2 (5.42m x 2.82m)

Bathroom: 8'6 x 5'3 (2.64m x 1.62m)

Total: 527 sq.ft (49 sq.m)

PLOT 3

Lounge/Dining/Kitchen Area: 22'1 x 13'7 (6.75m x 4.17m)

Bedroom 1: 12'4 x 9'2 (3.78m x 2.81m)

Bedroom 2: 12'3 x 9'2 (3.74m x 2.81m)

En-suite: 4'9 x 9'2 (1.50m x 2.81m)

Bathroom: 5'3 x 8'5 (1.62m x 2.60m)

Total: 721 sq.ft (67 sq.m)

FLOOR PLANS – SECOND FLOOR



PLOT 4

Lounge/Dining/Kitchen Area: 22'1 x 13'7 (6.75m x 4.17m)

Bedroom 1: 13'8 x 9'2 (4.21m x 2.80m)

Bedroom 2: 12'3 x 9'2 (3.74m x 2.80m)

En-suite: 4'9 x 9'2 (1.50m x 2.80m)

Bathroom: 8'5 x 5'3 (2.60m x 1.62m)

Total: 721 sq.ft (67 sq.m)

PLOT 5

Lounge/Dining/Kitchen Area: 26'7 x 10'6 (8.15m x 3.22m)

Bedroom 1: 17'8 x 9'2 (5.42m x 2.82m)

Bathroom: 8'6 x 5'3 (2.64m x 1.62m)

Total: 527 sq.ft (49 sq.m)

PLOT 6

Lounge/Dining/Kitchen Area: 22'1 x 13'7 (6.75m x 4.17m)

Bedroom 1: 12'4 x 9'2 (3'8m x 2.81m)

Bedroom 2: 12'3 x 9'2 (3.74m x 2.81m)

En-suite: 4'9 x 9'2 (1.50m x 2.81m)

Bathroom: 5'3 x 8'5 (1.62m x 2.60m)

Total: 721 sq.ft (67 sq.m)

FLOOR PLANS – THIRD FLOOR



PLOT 7

Lounge/Dining/Kitchen Area: 17'4 x 18'8 (5.31m x 5.76m)

Bedroom 1: 13'9 x 9'1 (4.23m x 2.75m)

Bathroom: 8'7 x 5'3 (2.64m x 1.61m)

Total: 581 sq.ft (54 sq.m)

PLOT 8

Lounge/Dining/Kitchen Area: 17'8 x 20'1 (5.42m x 6.13m)

Bedroom 1: 10'3 x 10'2 (3.14m x 3.11m)

Bathroom: 8'7 x 5'3 (2.64m x 1.62m)

Total: 506 sq.ft (47 sq.m)

PLOT 9

Lounge/Dining/Kitchen Area: 17'4 x 18'8 (5.31m x 5.76m)

Bedroom 1: 13'9 x 9'1 (4.23m x 2.75m)

Bathroom: 8'7 x 5'3 (2.64m x 1.61m)

Total: 581 sq.ft (54 sq.m)

SPECIFICATION

KITCHENS

- Sleek cabinetry finished in a grey satin
- Quartz worktops
- Undermounted stainless steel sink
- Chrome Lamona Alvo swan neck single lever tap
- Stainless steel Lamona single fan oven and grill
- Stainless steel Lamona canopy cooker hood
- Black ceramic Lamona electric hob
- White integrated Lamona fridge freezer
- White integrated Lamona washing machine

BATHROOM/SHOWER ROOMS

- Oak laminate flooring
- Tiling localised to 'wet' areas, splashback to bath, sink and shower
- Glass shower screens with chrome fittings
- White sanitaryware with chrome fittings and taps
- Chrome heated towel rail

EXTERNAL

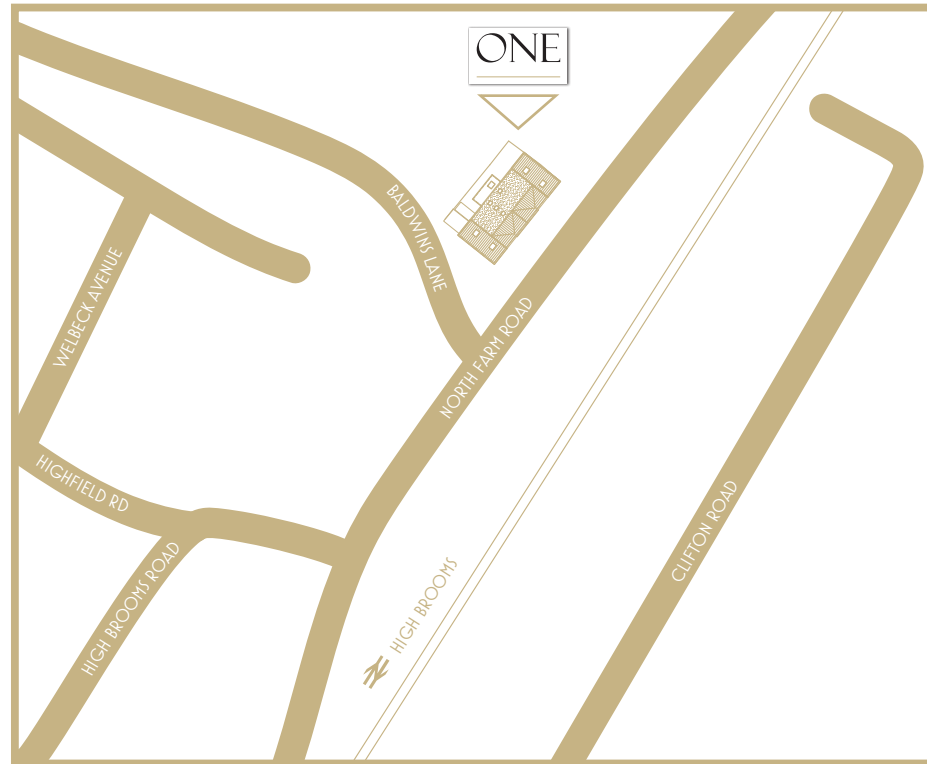
- One allocated parking space
- Electric charging point for each home

GENERAL

- Oak laminate flooring throughout
- Dew-drop emulsion finish throughout
- Skirting and internal woodwork in white gloss paint
- Doors and framing in satin white finish
- Anthracite grey aluminium windows
- Gas central heating via radiators
- Mains wired smoke alarm
- BT/TV points to lounges, studies, and main bedrooms
- Advantage structural defects 10-year warranty



1 NORTH FARM ROAD, TUNBRIDGE WELLS, KENT, TN2 3DH



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