

BURNSIDE — COURT —

Sandhurst Road • Royal Tunbridge Wells • Kent • TN2 3JU



An exclusive gated development of 1 & 2 bedroom apartments and a 3 bedroom penthouse suite.

Undercroft Parking - Lift - Communal Woodland Area - 10 Year Building Warranty

BURNSIDE — COURT —

A private gated development consisting of an exclusive block of just six apartments quietly located in a leafy setting in Royal Tunbridge Wells.

The apartments are approached along a private driveway some distance from the road, enjoying a convenient location and within easy reach of High Brooms mainline railway station. From here there are frequent direct trains to London, (journey time under 45 minutes to London Bridge).

All of the six apartments enjoy under cover parking and are unique in their own way, including a superb second floor 3 bedroom penthouse, or if you would rather keep your feet on the ground, take a look at our self-contained garden apartment with private entrance and decked terrace to a wooded aspect.

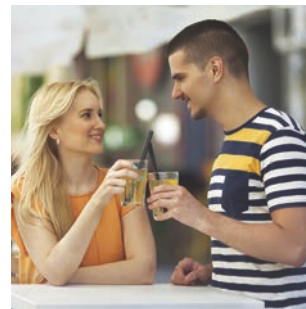
Book an appointment through one of our selling agents to view our stunning new show apartment.

ROYAL TUNBRIDGE WELLS

With High Street favourites and a wealth of independent stores, Tunbridge Wells certainly fits the bill for anyone that loves shopping. The state-of-the-art Royal Victoria Place centre has more than 90 well-known brands and excellent family facilities, as well as places to eat and relax. Fenwicks has three floors of designer fashions, beauty products and homewares. For a more traditional retail experience, there's the debonair Pantiles, a colonnaded Georgian walkway, lined with specialist boutiques and pavement cafes.



Eating out in Tunbridge Wells is all about choice. There's a vast range of restaurants, cafes and pubs, serving everything from gourmet cuisine to pizza and pasta. As for entertainment, there's an eclectic year-round programme of music, theatre, dance, comedy, festivals, exhibitions and kids' events. Venues include the 1000-seat Assembly Hall and the excellent Trinity Theatre and Arts Centre, housed in a beautiful Victorian church. There's also an Odeon multiplex cinema.



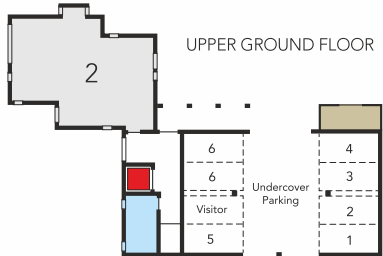
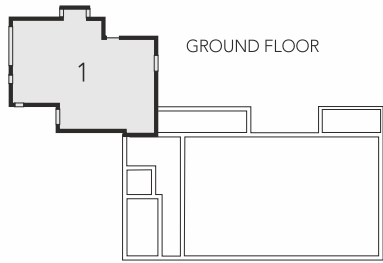
ROYAL TUNBRIDGE WELLS

The town has an illustrious sporting heritage, with many time-honoured clubs in the town, including football, rugby, cricket, tennis and hockey. The modern Sports Centre has excellent facilities, including three swimming pools, squash and tennis courts, and a well-equipped gym. There are several golf courses in the area including the Neville Golf Club and the Tunbridge Wells Golf Club.

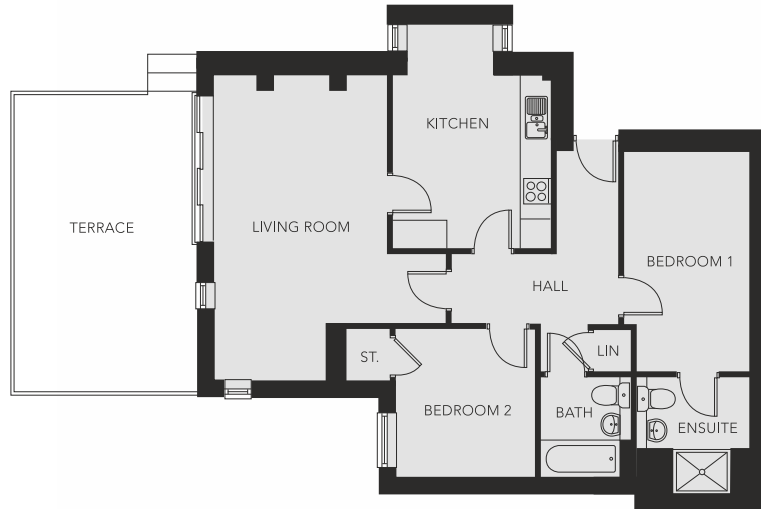
If you love the great outdoors, Tunbridge Wells is the place to be. Enjoy the boating lake at Dunorlan Park, just a short distance from Burnside Court or Calverley Park in the centre of town.

On your doorstep are acres of glorious countryside and ancient woodland, dotted with charming Wealden villages and historic houses, including gems such as Hever Castle. Follow the picturesque walking trails, go cycling, walking or horse riding. Alternatively, simply find a beauty spot, relax and enjoy the stunning scenery.





■ Lift
 ■ Communal Stairs
 ■ Bin Store



APARTMENT 1

Ground Floor

Living Room
6.52m x 4.92m 21'4" x 16'2"

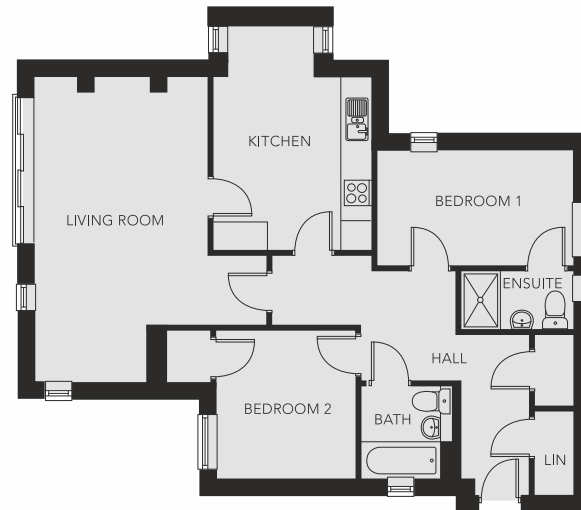
Kitchen
4.70m x 3.30m 15'4" x 10'10"

Bedroom 1
4.67m x 2.66m 15'4" x 8'8"

Bedroom 2
3.13m x 2.98m 10'3" x 9'9"

Gross internal area
85.3 sq.m. 918 sq. ft.

Floorplans are not to scale and are indicative only. Location of windows, window swings, doors, door swings, bathroom fittings, kitchen units and appliances may differ. Dimensions are approximate and should not be used to order carpets or furniture.



APARTMENT 2

Upper Ground Floor

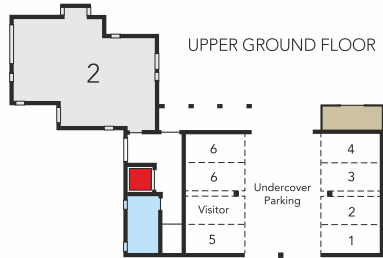
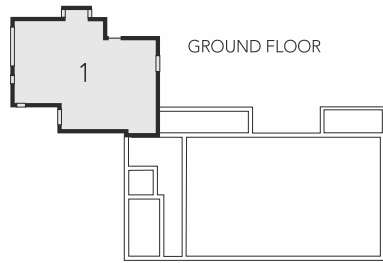
Living Room
6.52m x 3.67m 21'4" x 12'0"

Kitchen
4.70m x 3.31m 15'5" x 10'10"

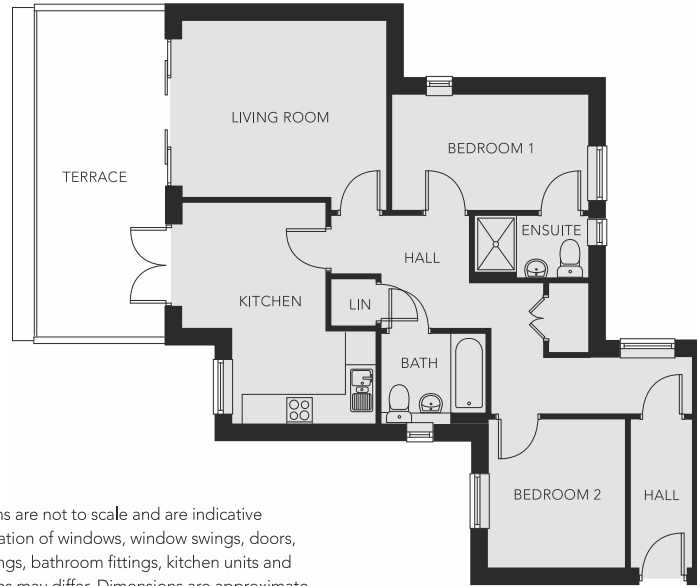
Bedroom 1
4.13m x 2.41m 13'6" x 7'11"

Bedroom 2
3.11m x 2.97m 10'2" x 9'9"

Gross internal area
86.4 sq.m. 930 sq. ft.



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APARTMENT 3

First Floor

Living Room
4.33m x 4.02m 14'2" x 13'2"

Kitchen
4.68m x 3.03m 15'4" x 9'11"

Bedroom 1
4.14m x 2.43m 13'7" x 7'11"

Bedroom 2
3.14m x 2.86m 10'3" x 9'4"

Gross internal area
82.5 sq.m. 888 sq. ft.

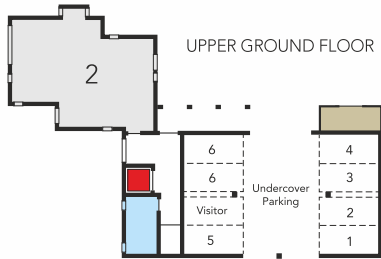
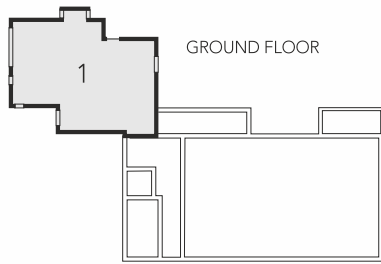
APARTMENT 4

First Floor

Living Room/Kitchen
7.69m x 4.36m 25'2" x 14'3"

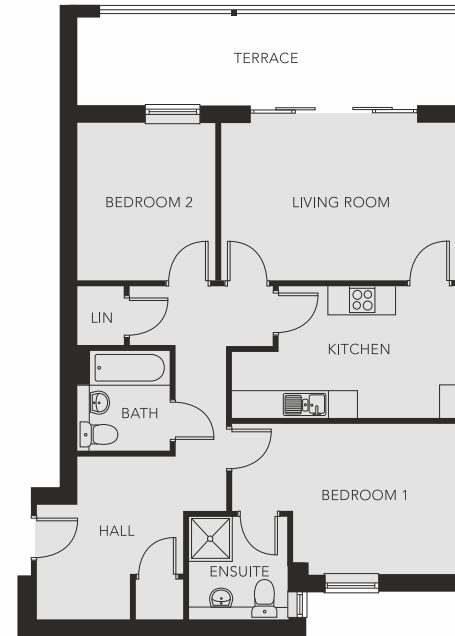
Bedroom
3.98m x 2.78m 13'0" x 9'11"

Gross internal area
63.0 sq.m. 678 sq. ft.



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APARTMENT 5

First Floor

Living Room
5.02m x 3.34m 16'5" x 10'11"

Kitchen
4.76m x 2.81m 15'7" x 9'2"

Bedroom 1
4.76m x 3.19m 15'7" x 10'5"

Bedroom 2
3.35m x 2.90m 10'11" x 9'6"

Gross internal area
84.1 sq.m. 905 sq. ft.



APARTMENT 6

Second Floor Penthouse

Living Room
5.21m x 4.39m 17'1" x 14'5"

Kitchen
5.07m x 3.10m 16'7" x 10'2"

Bedroom 1
4.64m x 3.06m 15'2" x 10'0"

Bedroom 2
4.37m x 2.93m 14'4" x 9'7"

Bedroom 3
2.91m x 2.18m 9'6" x 7'1"

Gross internal area
120.5 sq.m. 1297 sq. ft.

Kitchen & Utility Rooms (where applicable)

- Contemporary gloss finish units with soft close mechanisms
- Quartz worktops and up-stands
- Induction hob with oven and extractor
- Integrated dishwasher
- 70/30 Integrated fridge/freezer
- Integrated washer/dryer
- ACEL LED lighting

Bathrooms & En-suites

- White sanitary ware with contemporary concealed units
- Aqualisa shower and thermostatic bath mixer
- Chrome heated towel rail
- Fully tiled walls
- ACEL LED Lighting
- Wall mirror

Heating & Security

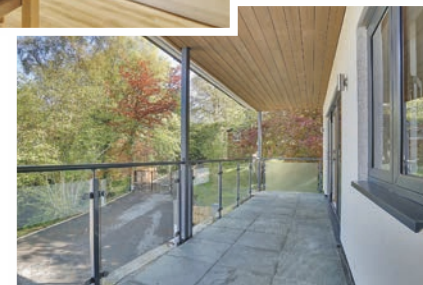
- Gas fired central heating & Worcester boiler
- Co2 & smoke detectors
- External Doors with multi point locking system
- Electric gates with key fob entry
- Lift with direct secure access to the penthouse apartment
- Self-contained garden apartment (Apartment 1) with private entrance and decked terrace to rear wooded aspect

General Fittings

- Media panel allowing for different television viewing mediums
- Hard flooring to living areas and carpet to bedrooms
- Chrome ironmongery

External

- Under cover parking
- Terrace or balcony to apartments 1, 3, 4, 5 6
- Juliet balcony to apartment 2
- Wooded amenity area
- Green roof system



Images of development.



Transport links

Just 30 miles from London, Tunbridge Wells is well placed for travel connections. The M25 and Dartford Crossing are easily accessible via the A26 and A2, and it's just 30 miles or so to the south coast. Trains run regularly to London from High Brooms and Tunbridge Wells to Charing Cross and Hastings, both with a journey time of less than one hour, and there's a network of bus services serving the town and local area. For international travel, it's around 27 miles by road to Gatwick Airport, 32 miles to Ebbsfleet International (for Eurostar services) and 52 miles to the Eurotunnel terminal at Ashford.

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A development by

TRAFALGAR NEW HOMES

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