



Henrietta Court

St Johns Road, Tunbridge Wells, Kent, TN4 9PH

Batcheller
Monkhouse

Henrietta Court

Six luxury new homes set in their own courtyard in the heart of the popular St. John's neighbourhood, within walking distance of the railway station, town centre and many well-regarded schools including the grammar schools.

Ground Floor

- Entrance Hall
- Sitting Room
- Study

Lower Ground Floor

- Media Room
- Kitchen/Dining Room

First Floor

- 2 Double Bedrooms with En Suite Shower Rooms

Second Floor

- 2 Double Bedrooms
- Family Bathroom

Outside

- Landscaped Rear Gardens
- Front Forecourt with Parking



AMENITIES

The St. John's area boasts a range of local stores including a Little Waitrose, Sainsbury's Local, Tesco Express and Costa Coffee, together with a range of independent stores and services. The town centre is 0.7 of a mile with its wide range of shopping and recreational facilities, together with a thriving cafe culture. There are many well regarded schools in the area including primary, secondary and grammar schools. Tunbridge Wells station is 1 mile and High Brooms is 1.1 miles with services to London within an hour. The A21 is easily accessible linking to the M25 and Gatwick airport is 25 miles distant.

DESCRIPTION

Henrietta Court makes for a compelling prospect for families, commuters, locals and newcomers to this Georgian Spa town with the picturesque Kent countryside on your doorstep to explore. The six luxury homes are set in their own courtyard just to the north of Royal Tunbridge Wells town centre in the popular St. Johns neighbourhood. Key feature include:

- High quality modern designer kitchen in high gloss finish with composite stone surfaces, upstands and splashbacks. Neff Appliances including integral fridge, freezer, dishwasher, ovens, warming drawer, induction hob, microwave and a wine cooler. Quooker polished chrome combination water and mixer tap. Bi-fold doors to rear garden.
- Utility room with integrated washing machine and condensing tumble dryer, stainless steel sink and chrome mixer tap.
- Four double bedrooms, two with en suite shower rooms and all with fitted wardrobes.
- Bathroom and en suites have Villeroy & Bosch white sanitary ware and vanity units, together with award winning Vado chrome fittings and thermostatic showers.
- Remote control heating system via smart phone. Underfloor heating to ground and lower floors and conventional central heating with radiators to upper floors. Pressurised hot and cold mains pressure water system, Worcester Bosch boiler.
- Interior finishes include ceramic floor tiling to kitchen, dining area, utility room, cloakroom, bathroom and en suites and carpet flooring to the remainder of the house.



- Electrical and lighting systems include Lutron smart lighting throughout with smart phone connectivity, one electric vehicle charging point, hard wired computer points in kitchen, study, media room and master bedroom, freeview television system and HD compliant cabling for future satellite/cable TV provider.
- Mains operated smoke and carbon monoxide detectors, hard wired intruder alarm system, with external alarm box/strobe light. Easy care UPVC double glazed sash windows and multi-point locking system to front door.

OUTSIDE

There are two allocated parking spaces for each town house. To the side there is a paved area for bins and steps down to the private rear garden.



DIRECTIONS

From the town centre head north on the St.John's Road for about 0.5 of a mile. The properties are set back on the right hand side about 100 yards after Somerset Road.

Additional Information:

Local Authority: Tunbridge Wells 01892 526121

www.tunbridgewells.gov.uk

Services: All mains services connected (not checked or tested)

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number K808404



REGION £950,000

VIEWINGS

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle
01424 775577

battle@batchellermonkhouse.com

Haywards Heath
01444 453181

hh@batchellermonkhouse.com

Pulborough
01798 872081

sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020

twells@batchellermonkhouse.com

London
Mayfair Office

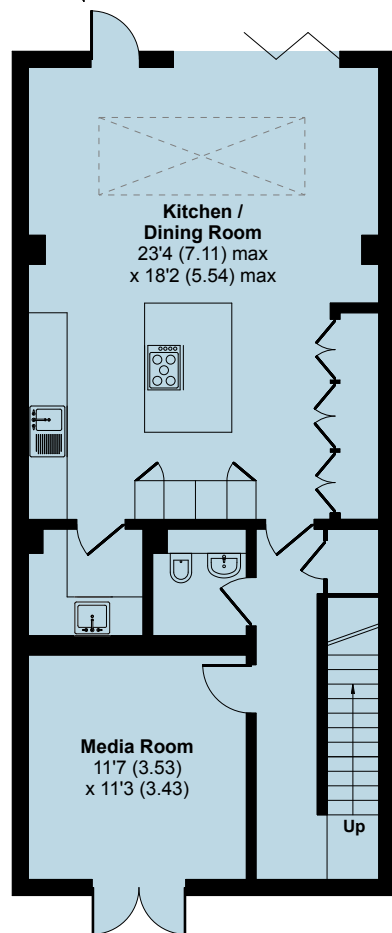
mayfair@batchellermonkhouse.com

Henrietta Court, Street Johns Road, Tunbridge Wells, TN4 9PH

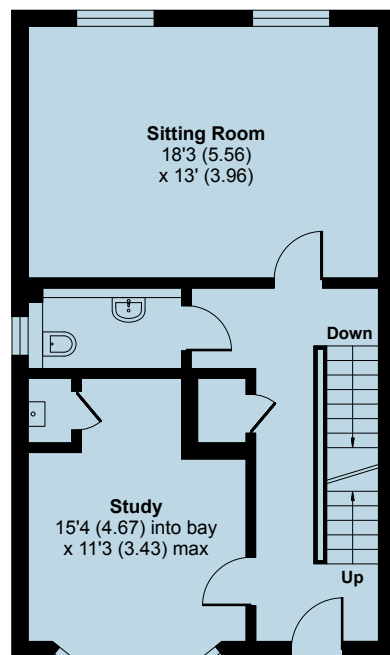
Approximate Area = 2408 sq ft / 223.7 sq m

Limited Use Area(s) = 72 sq ft / 6.7 sq m

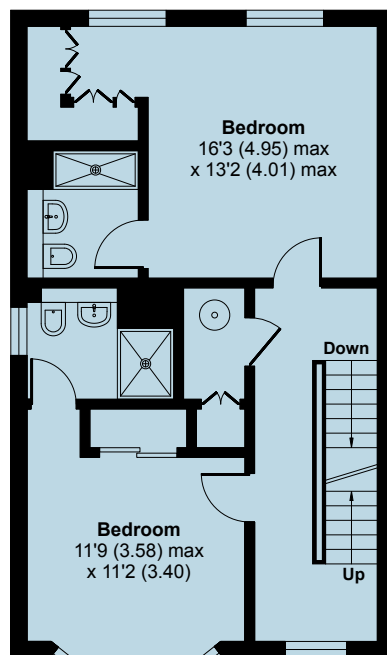
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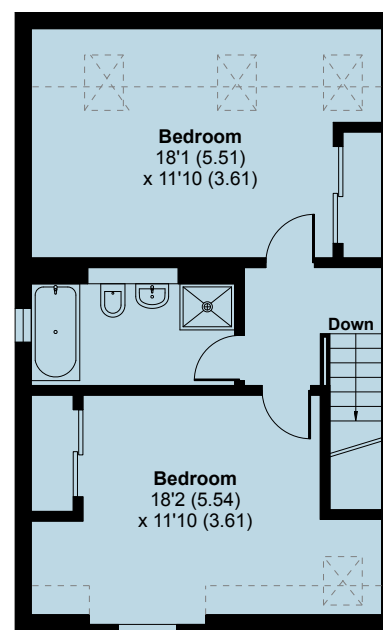
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Denotes restricted head height

NOTE:

Batcheller Monkhouse gives notice that:

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4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2020. Produced for Batcheller Monkhouse. REF: 616660

