



Lyndale, Cumberland Walk, Tunbridge Wells
£1,000 pcm

Tucked between the bustling High Street and the historic charm of The Pantiles, this delightful one-bedroom apartment is perfectly positioned for those seeking character, convenience, and culture.

Located within walking distance of Royal Tunbridge Wells Train Station, which offers direct services to London Bridge in approximately 45 minutes, the property also enjoys proximity to three beautiful parks:

The Commons - home to popular spots like The Forum for live music

The Grove - offering tranquility and green space

Calverley Park - offering landscaped gardens, rustic cafe, tennis courts, and a basketball court

The property is accessed through the Chapel Place at the top of the High Street and leading into the cobbled serenity of Cumberland Walk, the entrance sits directly opposite the striking Parish Church of King Charles the Martyr an iconic landmark that sets the tone for this unique home.

A bright spiral staircase winds its way to the second floor, where you're welcomed by an elegant arched panel and a inviting hallway. Straight ahead, the spacious reception and dining area boasts high ceilings and a large window that floods the room with natural light, creating a bright atmosphere and great for dinner parties.

To the left, the generously sized bedroom features a beautiful decorative fireplace adding a touch of period charm and cosiness. Adjacent is the bathroom, complete with a shower-over-bath and a large frosted window that softly illuminates the space while maintaining privacy.

On the opposite side, the separate kitchen is thoughtfully laid out with an induction hob, oven, fridge, and freezer. Ample counter space and plentiful cupboard space make it both practical and stylish ideal for home cooking.

It's a perfect retreat in one of Tunbridge Wells' most iconic and desirable locations. Ideally situated just across from the historic wells, right in the heart of Tunbridge Wells. Step outside and immerse yourself in the charm of boutique shopping, from fashion and jewellery to home décor, vintage books, and local, French and Italian produce.

Enjoy a thriving food and drink scene with artisan cafés, independent restaurants, florist, bakeries, cake shops, and lively gin and wine bars all just moments away. The location is a highly sought-after, area known for its vibrant atmosphere and community events from Jazz

Nights to the popular The Pantiles Sunday market.

A perfect blend of culture, convenience, and character there is truly something here for everyone.

Council Tax Band: C (Tunbridge Wells Borough Council)

Deposit: £1,096.15

Holding Deposit: £265.38

Electricity supply: Mains

Water supply: Mains

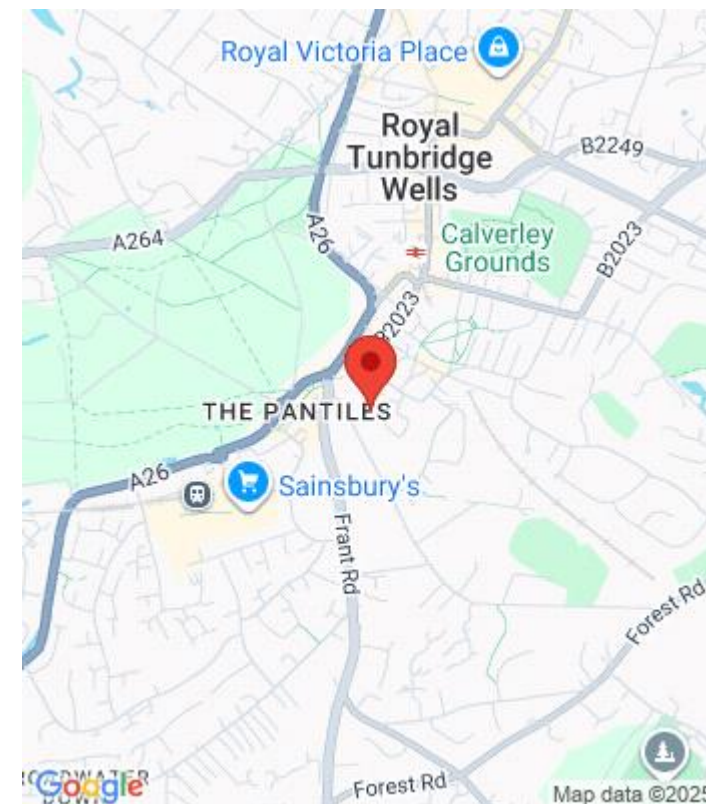
Sewerage: Mains


Broadband: Cable

Accessibility measures: Not suitable for wheelchair users



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		66
	50	
England & Wales <small>EU Directive 2002/91/EC</small> 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.