



Amberley



# Royal Springs

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11 London Road, Royal Tunbridge Wells TN1 1DE  
Nine Luxury Apartments

[RoyalSprings.co.uk](http://RoyalSprings.co.uk)





Pure luxury, less than  
one hour from London

Royal Springs is a prestigious and secure development  
located in the historic centre of Royal Tunbridge Wells,  
one of the county's most appealing and vibrant towns.







## A unique collection of luxury apartments

This unique collection of nine luxury apartments has been architect-designed to combine the perfect blend of style, quality and convenience. The development features a stunning collection of one and two bedroom apartments, plus a spectacular three-bedroom penthouse with double-height living room area. Royal Springs is conveniently located overlooking the green open spaces of Tunbridge Wells Common.

There are a range of layouts available, including balconies and terraces. Each apartment offers a high-end, contemporary specification, with engineered wood flooring, Sonos sound system and underfloor heating, together with secure underground parking.



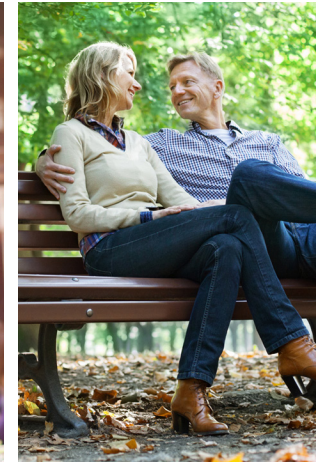




## Location

Royal Springs is found in the heart of Royal Tunbridge Wells, within minutes' walk from the vibrant town centre, with its fantastic choice of restaurants, cafes, bars, shops, theatres and leisure facilities. With good access to the Kent and Sussex countryside, the apartments will appeal to a range of purchasers from first-time buyers to downsizers and investors.

For the commuter, Tunbridge Wells mainline railway station, with its excellent links to London, is but a few minutes' walk. For drivers, Tunbridge Wells has easy road access to the A21 and M25 (junction 5). London Gatwick Airport is only 36 miles away.







## Interiors designed for modern living

At Amberley Homes we pride ourselves on our professional and highly-skilled craftsmen to ensure each home meets our high standards.

### Kitchens

Contemporary designs with stone worktops and upstands, along with range of fully fitted Bosch/Neff\* appliances including induction hob, double oven, integrated fridge freezer, dishwasher and washer/dryer.

### Bathrooms

Contemporary white designer sanitaryware, chrome fittings, wet room, low level shower tray, chrome heated towel rail and shaver point. Ceramic tiling to wet areas.

- Engineered wood flooring to apartment hallways, living areas and kitchen
- Gas fired central heating delivered by underfloor heating, with individual thermostatically controlled zones to all rooms
- Fitted carpets to bedrooms
- Fitted wardrobes to master bedroom
- Sonos sound system to living, kitchen and master bedroom
- HDMI ready for satellite and telephone connectivity
- Smoke/CO<sub>2</sub> alarms
- Gated underground parking and bicycle storage
- Secure entry door system
- 10 year NHBC guarantee and 2 year Amberley Homes warranty

*\*Subject to confirmation*





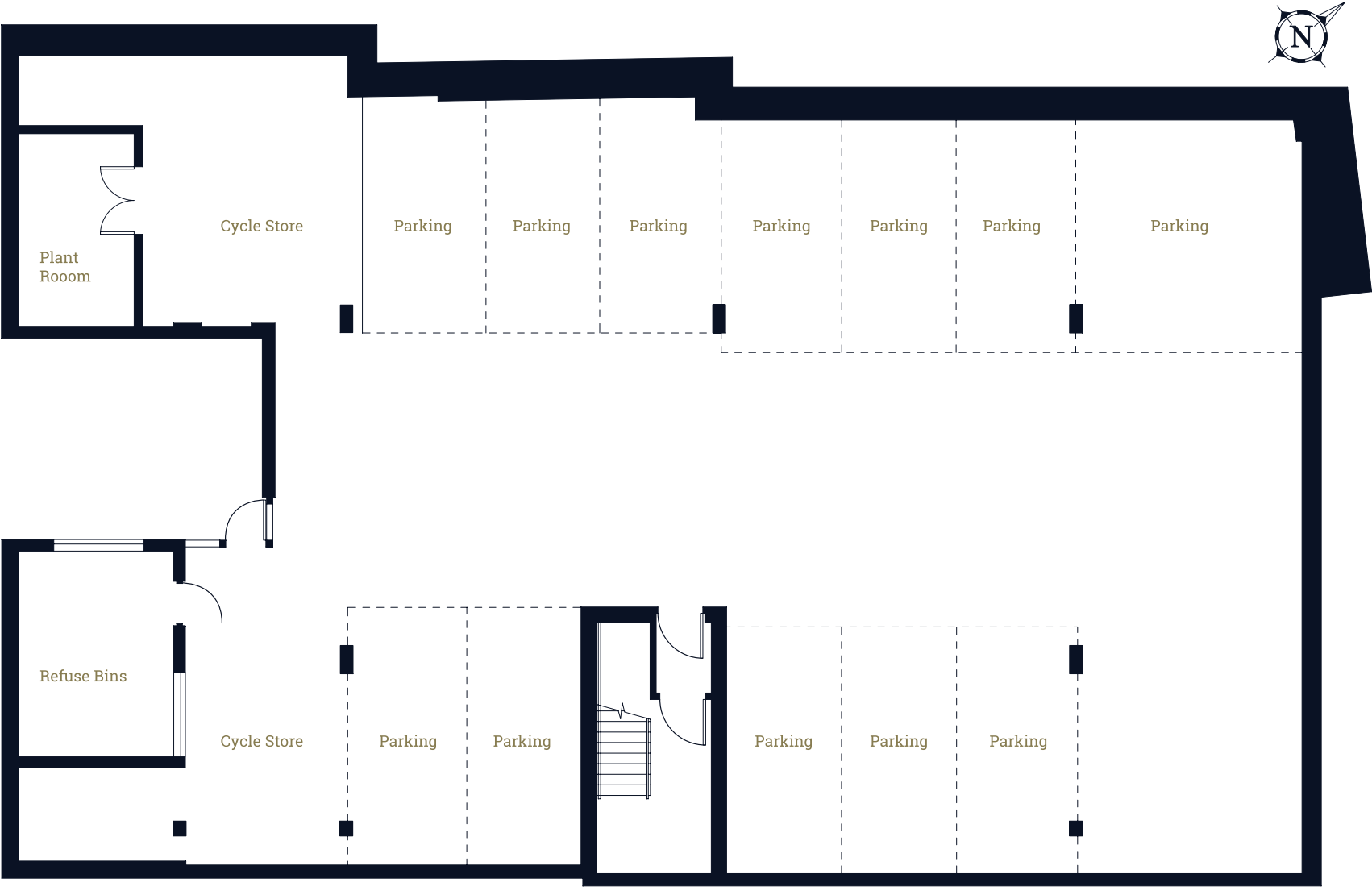
Amberley

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A vibrant town centre with a fantastic choice of restaurants, cafes, bars and shops all on your doorstep.



Lower Ground Floor



All measurements are approximate



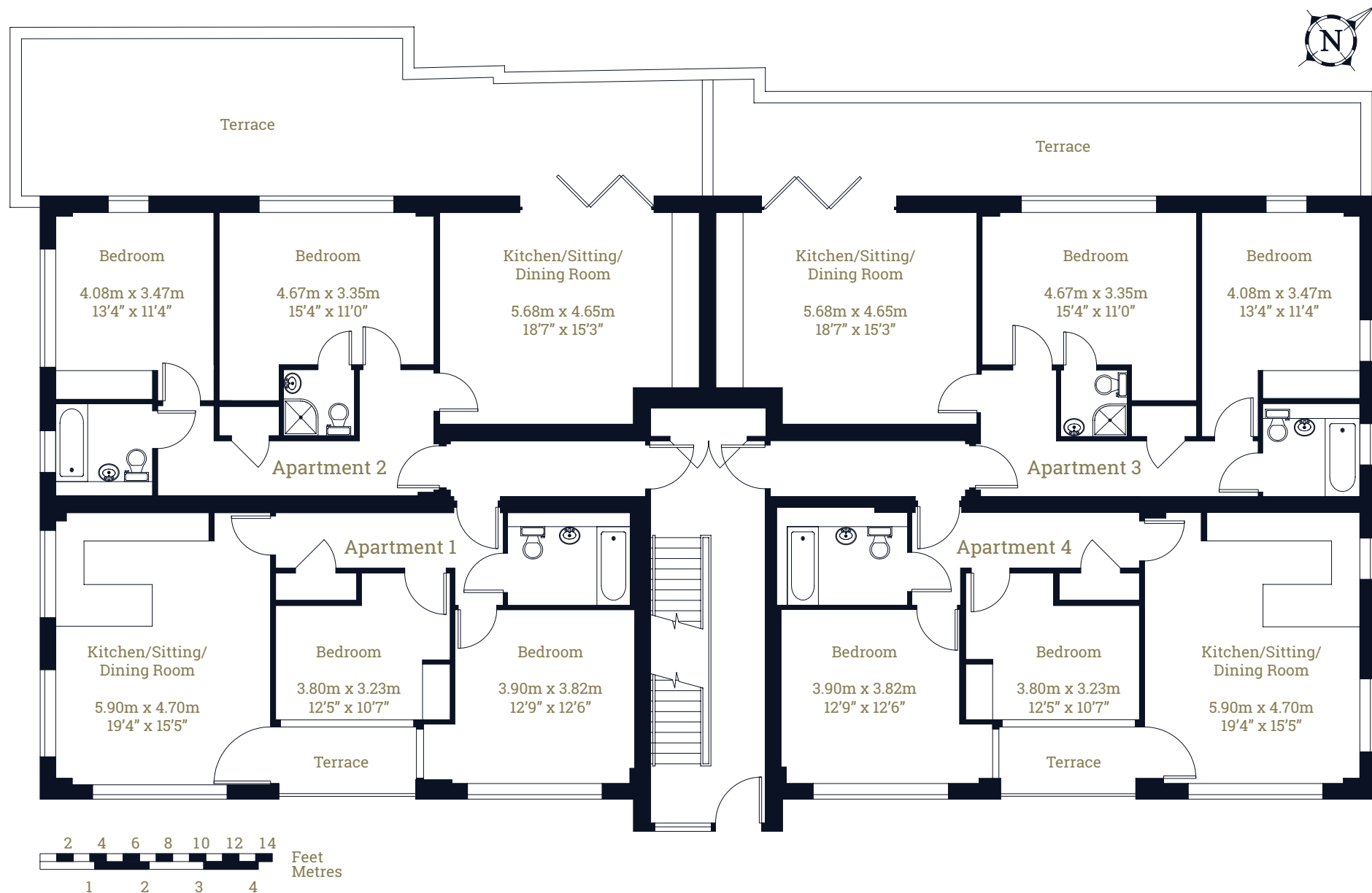
Apartment 1 - Gross Internal Area : 71.2 sq.m (766 sq.ft.)

Apartment 2 - Gross Internal Area : 78.2 sq.m (841 sq.ft.)

Apartment 3 - Gross Internal Area : 78.4 sq.m (843 sq.ft.)

Apartment 4 - Gross Internal Area : 71.8 sq.m (772 sq.ft.)

## Ground Floor

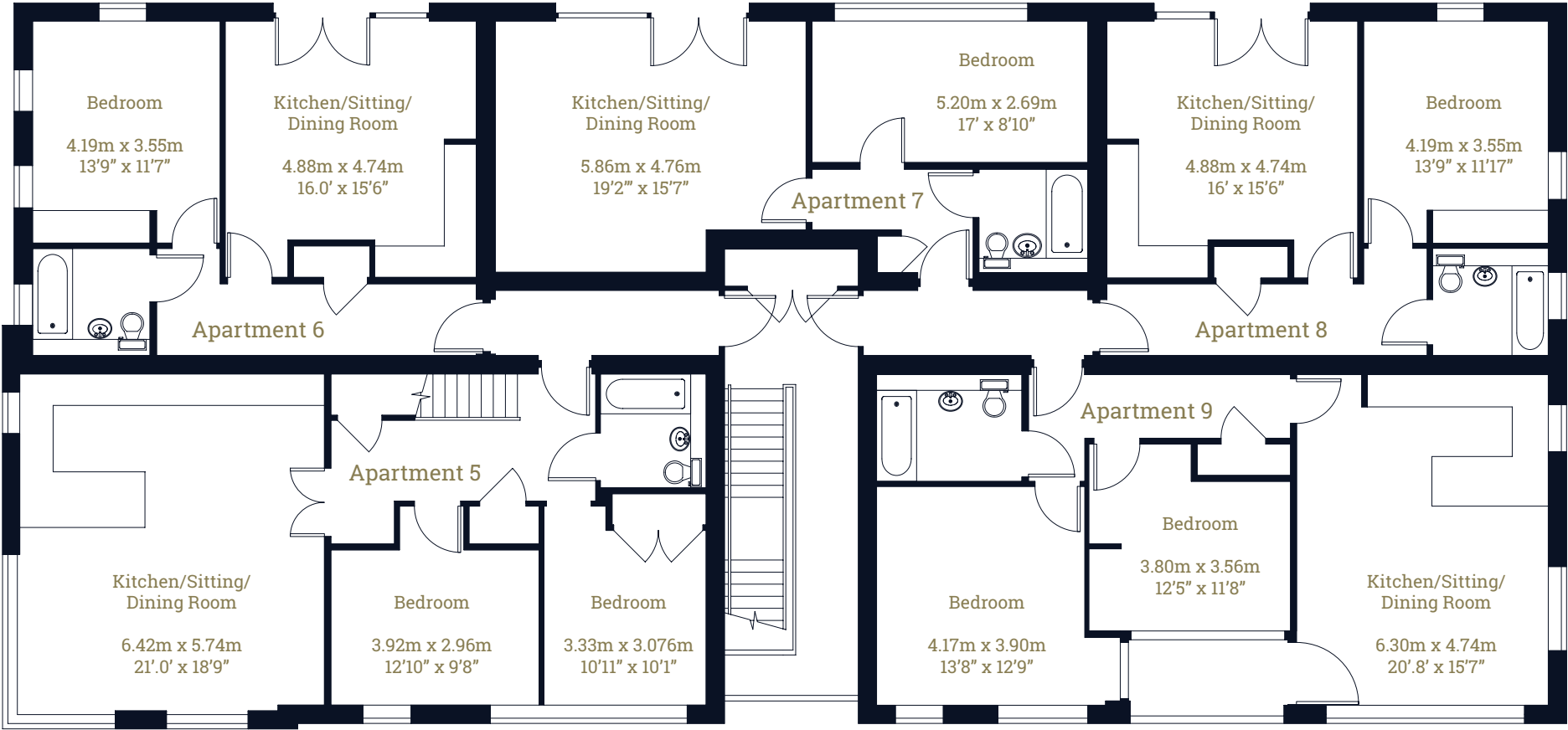


All measurements are approximate



First Floor

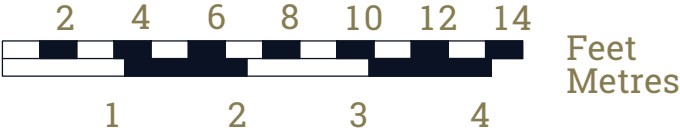
- Apartment 5 - Gross Internal Area : 157.8 sq.m (1698 sq.ft.)
- Apartment 6 - Gross Internal Area : 54.2 sq.m (583 sq.ft.)
- Apartment 7 - Gross Internal Area : 51.8 sq.m (557 sq.ft.)
- Apartment 8 - Gross Internal Area : 53.8 sq.m (579 sq.ft.)
- Apartment 9 - Gross Internal Area : 76.0 sq.m (818 sq.ft.)



All measurements are approximate



Second Floor

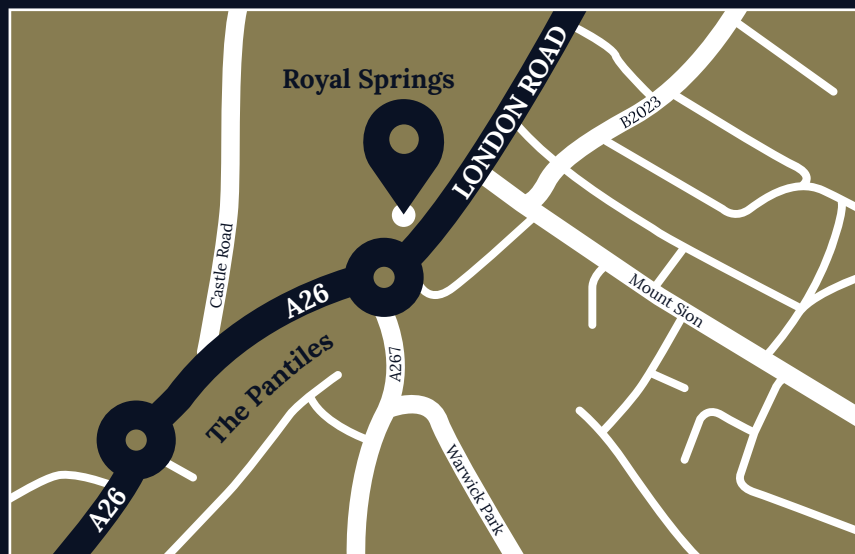


All measurements are approximate





# Amberley



## Walk

- The Pantiles – 5 mins
- Tunbridge Wells Station – 5 mins
- Royal Victoria Place – 10 mins
- Dunorlan Park – 25 mins

## Trains From Tunbridge Wells station

- London Cannon Street and Charing Cross – under 1 hour

SatNav Postcode: TN1 1DE

## Drive

- Dunorlan Park – 5 mins
- Junction 5 (M25) – 20 mins
- Gatwick – 45 mins
- Ashford International Station (links to Europe) – 60 mins
- Heathrow – 70 mins

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