



Henrietta Court

SIX NEW LUXURY FOUR BEDROOM HOMES

ST. JOHN'S ROAD, ROYAL TUNBRIDGE WELLS





WELCOME



“SIX LUXURIOUS FOUR BEDROOM TOWNHOUSES, WITH BUILT IN APPLIANCES AND CONTEMPORARY FEATURES

INTRODUCING HENRIETTA COURT

These six luxury homes are set in their own courtyard just to the north of Royal Tunbridge Wells' town centre in the heart of the popular and well-regarded St. John's neighbourhood; known locally for its wealth of amenities and in particular, the three excellent grammar schools, the furthest of which is only half a mile away.

With train connections taking you to London in 45 minutes, a wealth of independent shops on your doorstep and the attractive, picturesque Kent countryside to explore, Henrietta Court makes for a compelling prospect for families, commuters, locals and newcomers to this Georgian Spa town.



LOCATION

OUT & ABOUT

St. John's 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 & services. The town centre is within one mile with its wide range of shopping and recreational facilities, together with a thriving café culture. Today the highlight of the town is still the lovely colonnaded walkway known as The Pantiles, where once the cream of society would promenade and take the water, now home to boutiques, restaurants and seasonal markets. Away from the shoppers, families can enjoy spare time at Calverley Grounds or Dunorlan Park.

ST. JOHN'S PARK & MEADOWS

Bowling green, tennis courts, children play area, woodland walks & skate park. Local restaurants and bars - St. John's Yard, Shuffle House, The Trading Post, Junahki.

QUICK CONNECTIONS

Tunbridge Wells and High Brooms stations are both within walking distance [approximately one mile] with regular services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street. The upgraded A21 is easily accessible connecting to the M25 and beyond.

Air travel is also easy, as Gatwick Airport is less than 25 miles from the homes, allowing residents a straightforward start to any holiday or business trip.

EDUCATION

Secondary Schools include: The Skinners' School, TW Grammar School for Boys, TW Grammar School for Girls, The Skinners' Kent Academy, Bennett Memorial Diocesan School and St. Gregory's Catholic School. **Primary Schools** locally: St. John's Primary School, Bishops Down Primary School, Southborough Primary School, St. Augustine's Catholic Primary School and The Wells Free School.



“ BOTH PORCELANOSA CERAMIC FLOOR TILING AND LUSH CARPETS EMBELLISH THE FLOORS

KITCHEN

- A 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 and microwave
- Wine cooler
- Quooker polished chrome combination boiling water and mixer tap with hose spray
- Integrated washing machine and condensing tumble dryer in the utility room, together with stainless steel sink and chrome mixer tap
- Porcelanosa large format floor tiles

BATHROOM & EN SUITES

- Villeroy & Boch white sanitary ware and vanity units, together with award winning Vado chrome fittings and thermostatic showers
- Heated chrome towel rails
- Illuminated mirrors with integrated shaver point

HEATING

- Remote control heating system via smart phone
- Underfloor heating to ground & lower ground floors
- Conventional central heating with radiators to upper floors
- Pressurised hot & cold mains pressure water system
- Worcester Bosch boiler

INTERIOR FINISHES

- Porcelanosa ceramic floor tiling to kitchen, dining area, utility room, cloakrooms, bathroom and shower rooms with carpet flooring to remainder of house
- Porcelanosa ceramic wall tiling to cloakrooms, bathroom and shower rooms
- Fitted wardrobes
- White finished moulded skirting and co-ordinating architraves
- Coving throughout
- 44mm thick white finished solid core doors, together with polished chrome door furniture
- Bi-Fold doors to rear garden



THE HOUSES

SPECIFICATIONS

SECURITY & PEACE OF MIND

- Easy care UPVC double glazed sash windows
- NEST security camera is provided to the front door area, linked to your smart phone
- Mains operated smoke and carbon monoxide detectors.
- Multi-point locking system to front door
- Hard wired intruder alarm system, with external alarm box/strobe light

- Locking windows
- Central Heating - inc energy efficiency

AFTERCARE

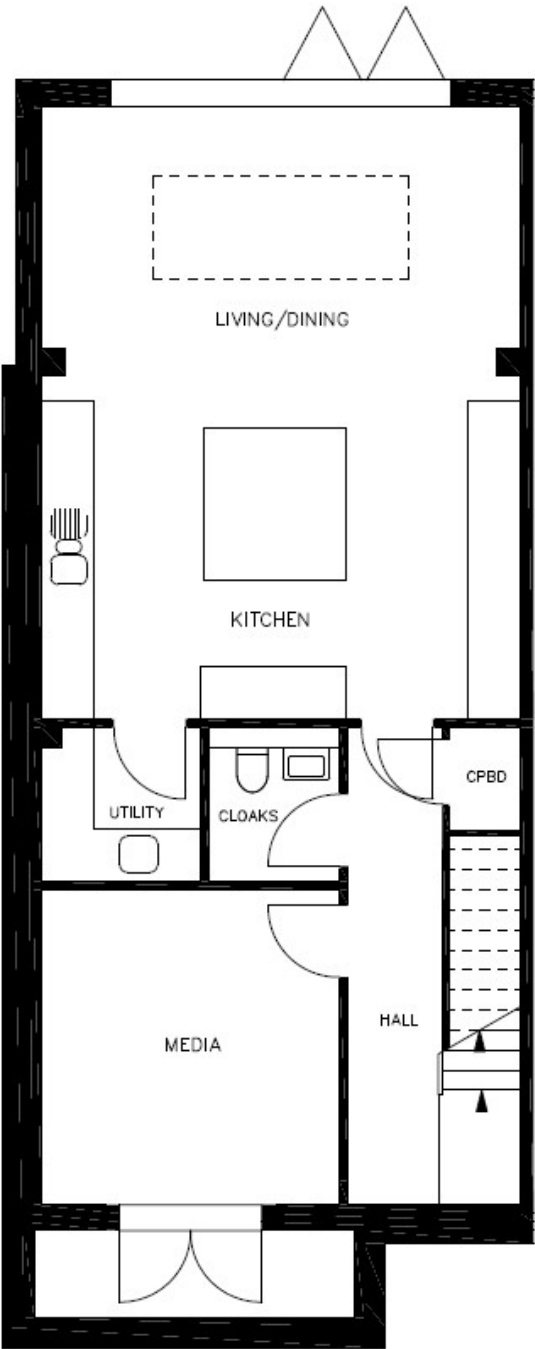
- 10 Year LABC Warranty
- 2 Year JP Whelan Homes Warranty

ELECTRICAL & LIGHTING

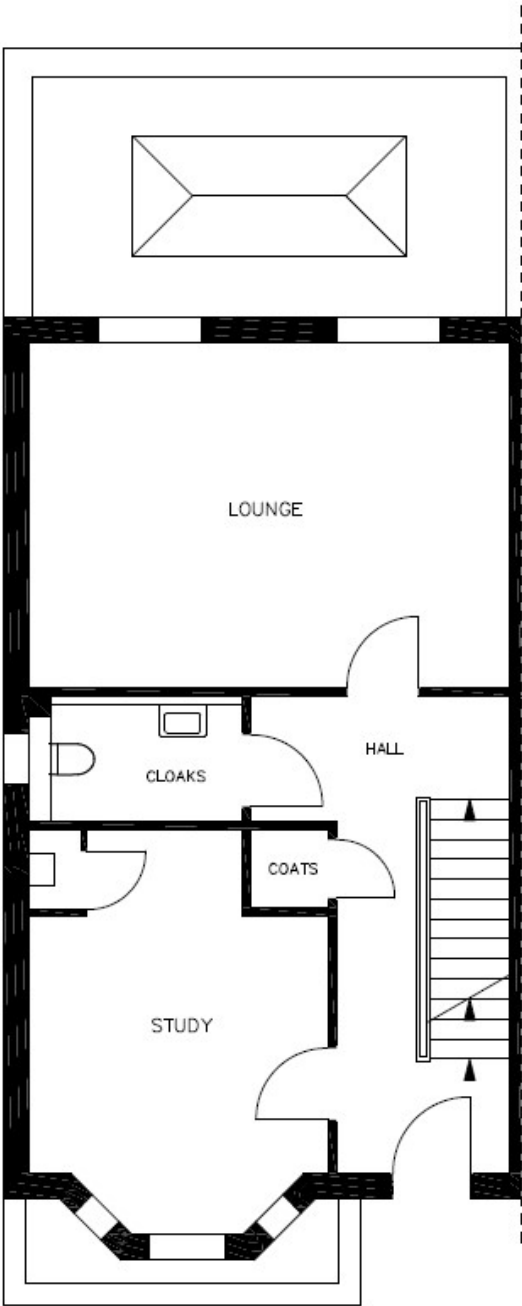
- Lutron smart lighting throughout house, with smart phone connectivity
- One Individual Electric Vehicle charging point per house
- Hard wired computer points in kitchen, study, media room and master bedroom
- Freeview television system
- HD compliant cabling provided for future satellite/cable TV provider

EXTERNAL FEATURES

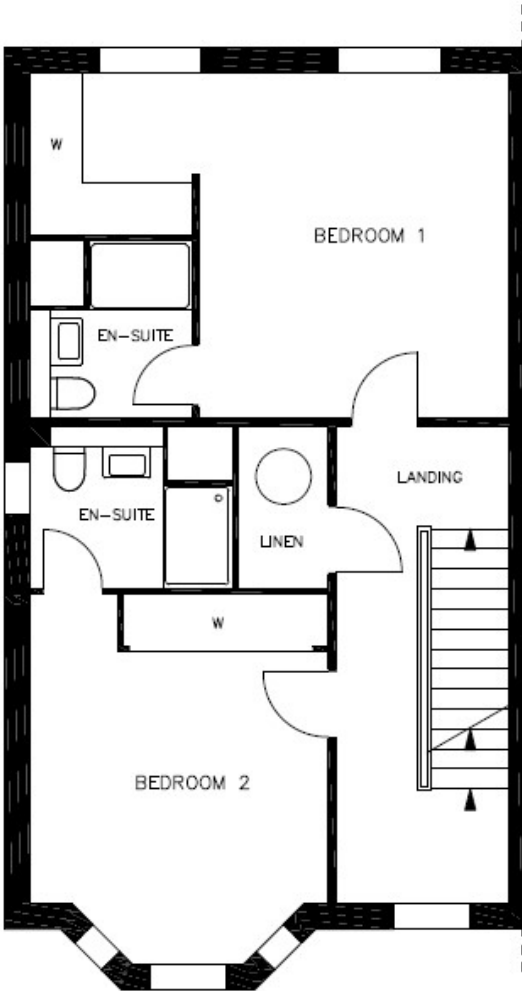
- Landscaped front and rear gardens
- External lighting & power sockets
- External tap
- Block paved front forecourt area with space for parking, together with bollard lighting



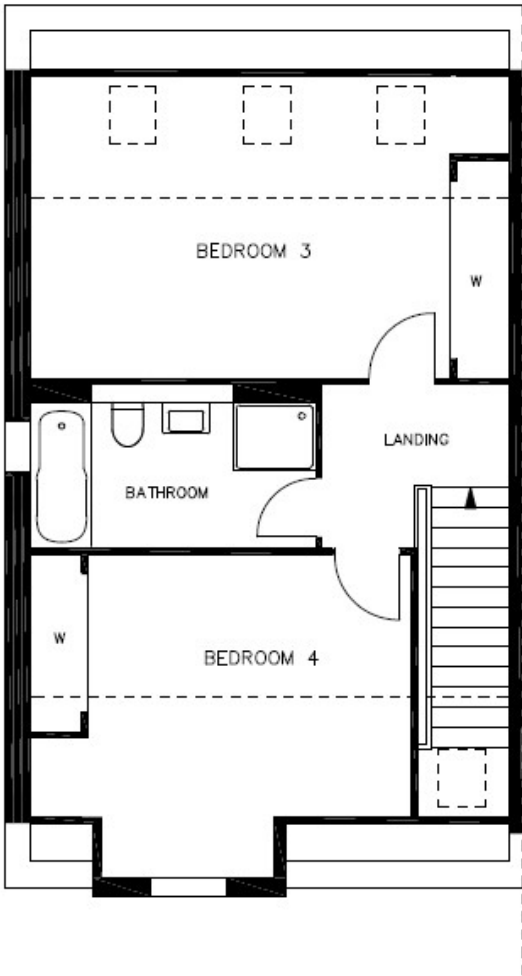
LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



A DEVELOPMENT BY WHELAN HOMES

ALL ENQUIRIES:

BRACKETTS TUNBRIDGE WELLS OFFICE
TEL: (01892) 533733
EMAIL: TUNBRIDGEWELLS@BRACKETTS.CO.UK

