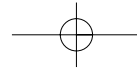
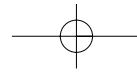
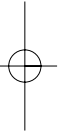
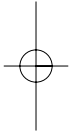


Court Royal, Eridge Road, Tunbridge Wells, Kent  
Telephone 01892 532300  
[www.courtroyal.com](http://www.courtroyal.com) [sales@courtroyal.com](mailto:sales@courtroyal.com)



**C**OURT ROYAL  
TUNBRIDGE WELLS • KENT



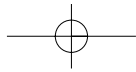
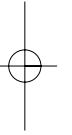
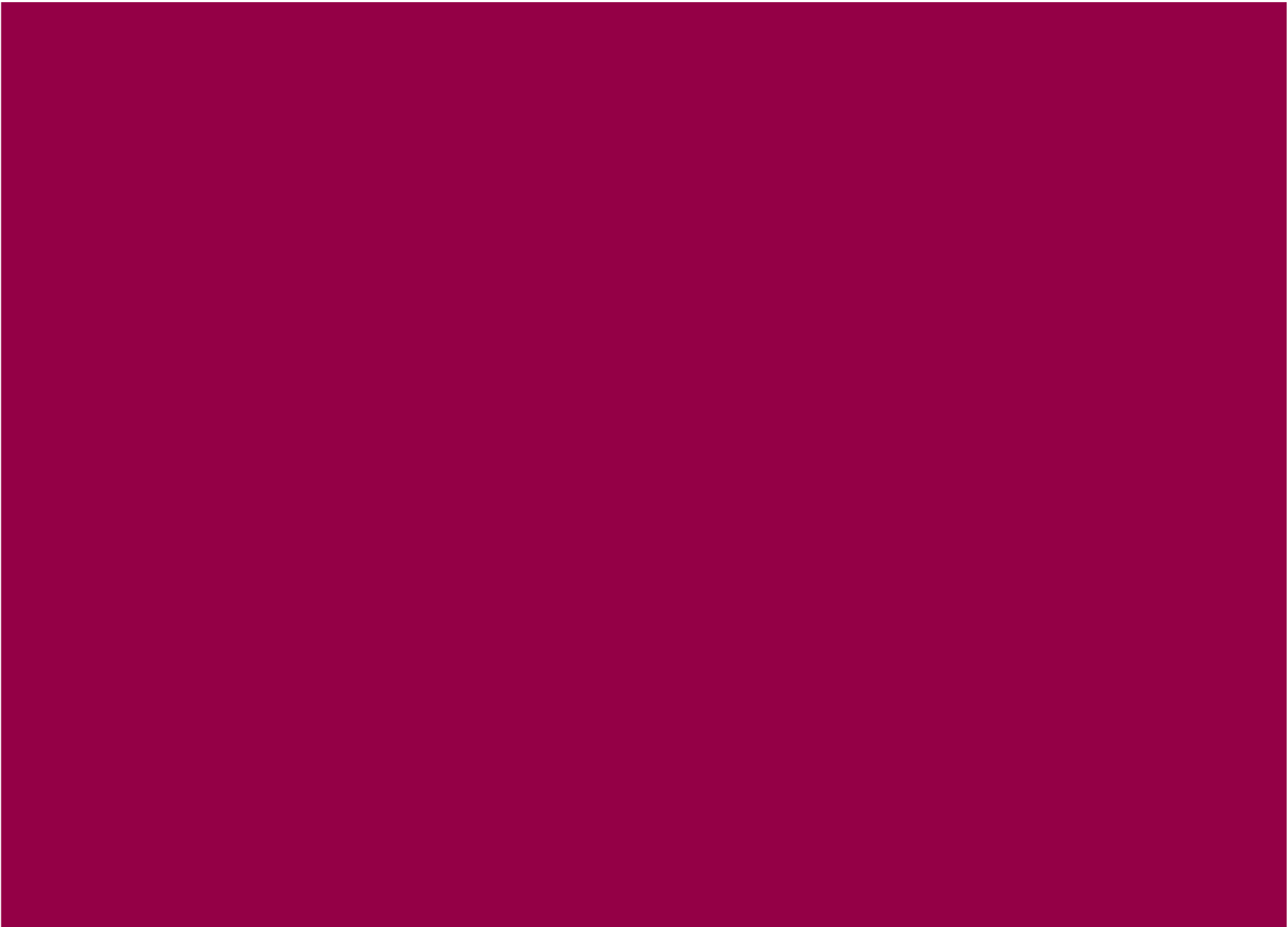
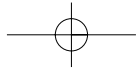


# COURT ROYAL

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TUNBRIDGE WELLS • KENT

*An exclusive development of luxury  
1 and 2 bedroom apartments together  
with two superb duplex penthouse suites*





*Calverley Grounds*



## TUNBRIDGE WELLS

**T**unbridge Wells is an historical Georgian spa town that lies in the heart of the unspoilt beauty of the Kentish Weald, within some of the most scenic stretches of countryside in England. It is surrounded by a wealth of castles and gardens, parks, stately homes, pretty villages and quiet country lanes.

Founded in 1606 with the discovery of the Chalybeate Spring, Tunbridge Wells became a popular and fashionable town throughout the 18th and 19th Centuries, and was granted its 'Royal' prefix by Edward VII in 1909.

**T**oday, the town still retains its original Georgian charm and elegance, and is also home to an array of modern amenities. There is a bustling High Street with a number of shops to suit all tastes, and an array of exclusive restaurants, bars and bistros. There are two theatres, which offer a wide range of entertainment from opera and ballet, to comedy, music and mime. The Tunbridge Wells Museum and Art Gallery houses a display of local history, historical costumes, toys, and art exhibitions.

The Pantiles, an eighteenth Century shopping area that is home to the original Chalybeate Spring, today boasts a number of elegant shops, specialist boutiques, pavement tea rooms, and intriguing antique stores, and is the perfect place to find something out of the ordinary.

There are many sports and leisure facilities in and around the town, including boating, bowls, fishing, golf and riding. The Tunbridge Wells Sports and Indoor Tennis Centre has a swimming pool, four large indoor tennis courts, and a fitness studio. In the summer months, spectators can sit back, relax and enjoy watching games of cricket on many of the nearby village greens or indeed Kent on occasions at the Neville County Ground.



Tunbridge Wells is conveniently placed for access to the national motorway network. The A21 leads to the south coast and the towns of Hastings, Eastbourne and Brighton, and also north to the M25 offering access to London, and Gatwick and Heathrow airports. Central London can be reached in under an hour via fast and frequent trains from the town's mainline train station.



*Local recreation*



*The Pantiles*

# COURT ROYAL

TUNBRIDGE WELLS • KENT



Court Royal is delightfully situated in the sought-after Broadwater Down Conservation Area on the southern side of the town. It is ideally suited for those looking for a comfortable and luxurious lifestyle later in life. The apartments are large and can accommodate guests, family and treasured possessions, and the location is both convenient and private, set in its own large landscaped grounds. An attractive and low maintenance environment gives residents the scope to spend more time doing the more enjoyable things in life.



## CONCIERGEPLUS SERVICE

Court Royal residents will enjoy the benefits of the Concierge*plus* Service, which has been designed specifically to meet the needs of the discerning purchaser. This service will offer security and personal assistance in varying aspects of everyday life.



## PEACE OF MIND

**T**hroughout the year, both day and night, the Concierge*plus* Service will offer security and peace of mind. The buildings and landscaped grounds



will be professionally maintained. Security will be overseen, giving further peace of mind whether at home, on holiday or visiting relatives.



## RELAX AND ENJOY LIFE

**P**urchasing an apartment at Court Royal will liberate you from the chores of maintaining your home. All those chores that take up so many hours in the day could be removed, freeing your time to be spent relaxing and enjoying life. More time could be spent with grandchildren and socialising with friends, playing rounds of golf and games of tennis, or even just whiling away the hours in the courtyard or on the terrace with a glass of wine and a book.

If you wish to spend the evening at your favourite restaurant, it could be booked for you, or theatre tickets could be arranged. Tee off times could be secured, and hair and beauty salon appointments could be made.

## LET US DO THE HARD WORK

**T**he Concierge*plus* Service could also arrange for someone to be at your home when deliveries are being made, book travel arrangements, taxi you to the train station or town. A spare set of keys could be kept for services as well as for an emergency or even if you were to misplace your own. Should you require, domestic help could be arranged and temporary care for plants and pets could be organised. These are just a few of the services we can provide on your behalf.



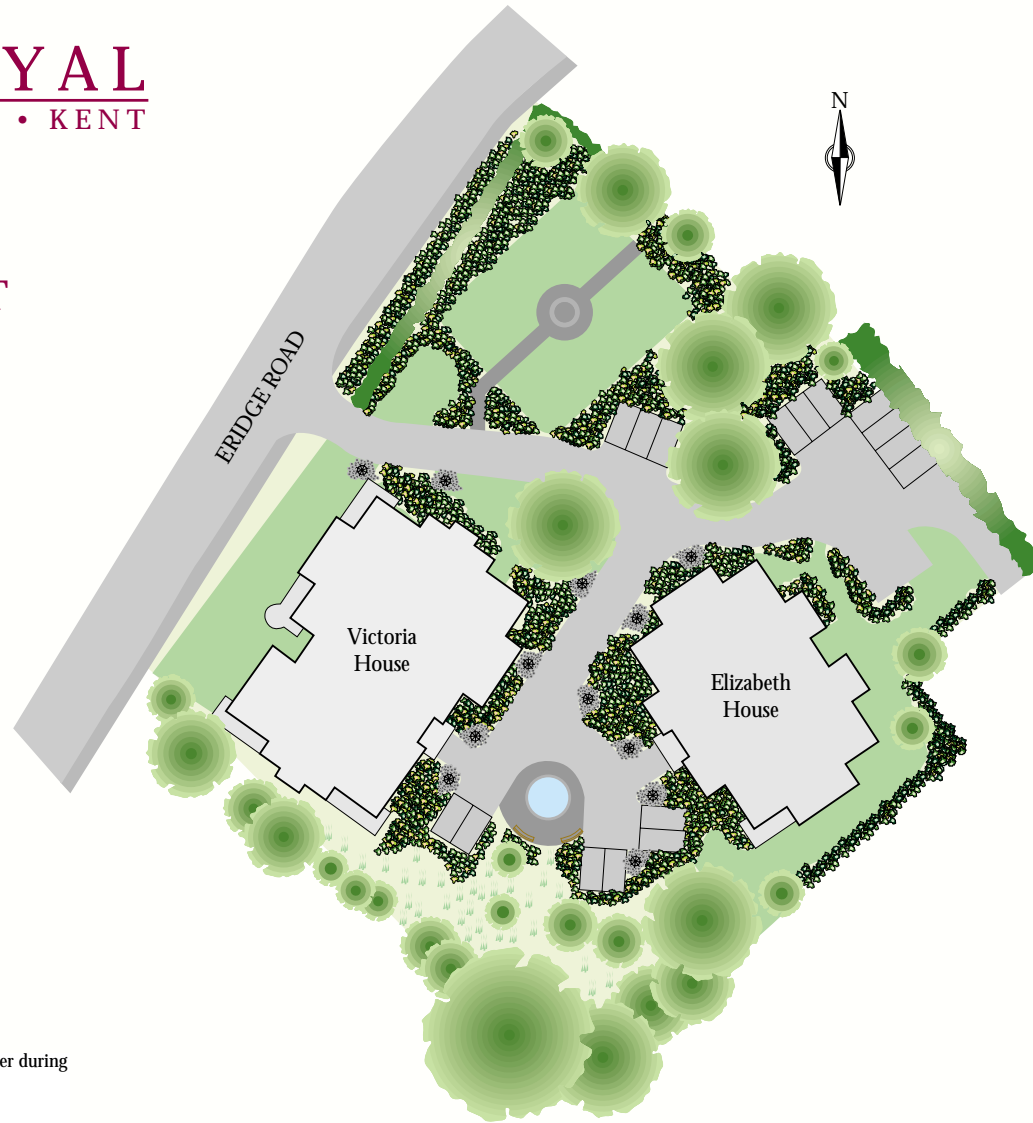
## SECURITY

**W**ith your security in mind Court Royal is equipped with a video entry system and CCTV as additional protection for you and your possessions.

# COURT ROYAL

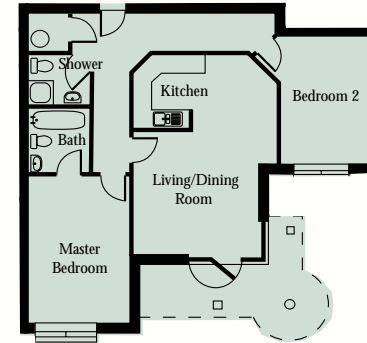
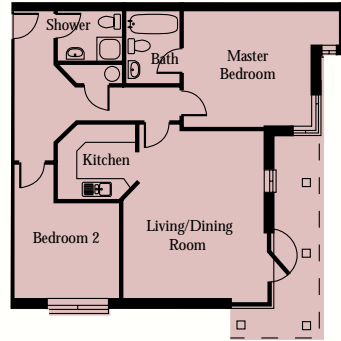
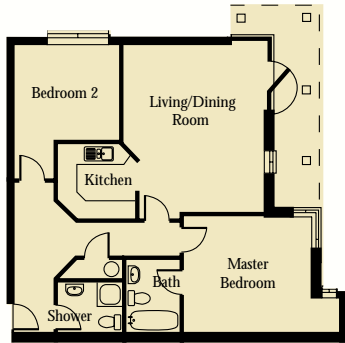
TUNBRIDGE WELLS • KENT

## DEVELOPMENT LAYOUT



Not to scale. Trees and landscaping are indicative only and may alter during construction. Finishes may vary from those shown here.

# VICTORIA HOUSE COURT ROYAL



■ APARTMENT 1, 7 & 13 *Ground, first & second floors*

Living/Dining Room 5535mm x 4575mm max  
excluding bay (ground floor only) 18'2" x 15'0" max

Kitchen 2599mm max x 2510mm max  
8'6" max x 8'3" max

Master Bedroom 5190mm max x 3788mm  
17'0" max x 12'5"

Bedroom 2 4410mm max x 3600mm  
reducing to 2935mm (9'7") 14'5" max x 11'10"

■ APARTMENT 2, 8 & 14 *Ground, first & second floors*

Living/Dining Room 5535mm x 4575mm max  
excluding bay (ground floor only) 18'2" x 15'0" max

Kitchen 2599mm max x 2510mm max  
8'6" max x 8'3" max

Master Bedroom 5190mm max x 3788mm  
17'0" max x 12'5"

Bedroom 2 4410mm max x 3600mm  
reducing to 2935mm (9'7") 14'5" max x 11'10"

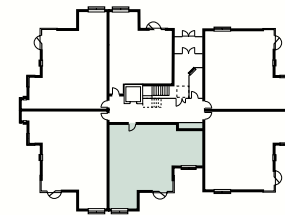
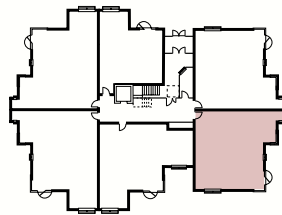
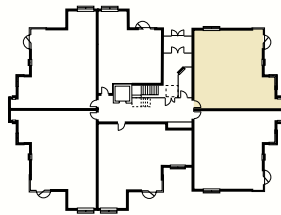
■ APARTMENT 3, 9 & 15 *Ground, first & second floors*

Living/Dining Room 6504mm max x 3960mm  
excluding bay and kitchen 21'4" max x 13'0"

Kitchen 2383mm max x 1770mm  
7'10" max x 5'10"

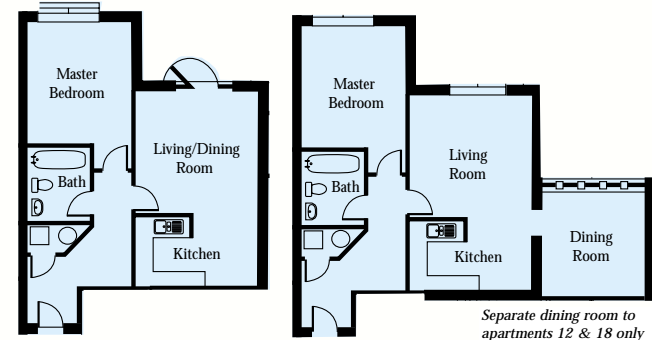
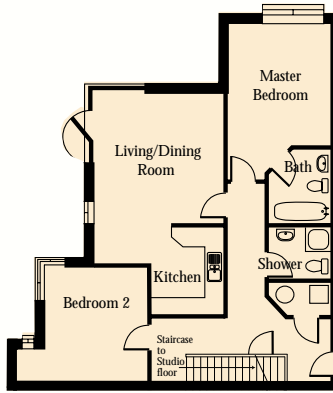
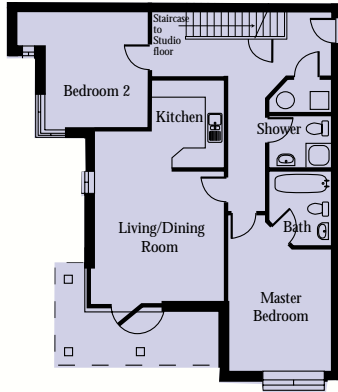
Master Bedroom 4797mm x 3445mm  
15'9" x 11'3"

Bedroom 2 4181mm x 2945mm  
13'8" x 9'8"



*Floor plans and dimensions are taken from architectural drawings and are for guidance only. Whilst every effort has been made to ensure accuracy this cannot be guaranteed.*

# VICTORIA HOUSE COURT ROYAL



Separate dining room to apartments 12 & 18 only

**APARTMENT 4 & 10 Ground & first floors**

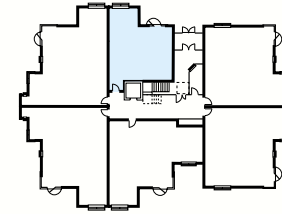
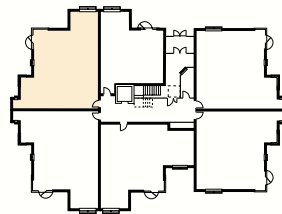
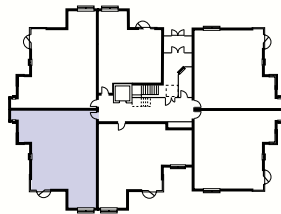
Living/Dining Room	4250mm min x 4185mm max
excluding bay and kitchen	13'11" min x 13'8" max
Kitchen	2908mm x 2320mm
	9'6" x 7'7"
Master Bedroom	5110mm max x 3445mm
reducing to 4010mm (13'2")	16'9" max x 11'3"
Bedroom 2	3350mm min x ???mm
	11'0" min x ???"

**APARTMENT 5 & 11 Ground & first floors**

Living/Dining Room	4250mm min x 4185mm max
excluding bay and kitchen	13'11" min x 13'8" max
Kitchen	2908mm x 2320mm
	9'6" x 7'7"
Master Bedroom	5110mm max x 3445mm
reducing to 4010mm (13'2")	16'9" max x 11'3"
Bedroom 2	3350mm min x ???mm
	11'0" min x ???"

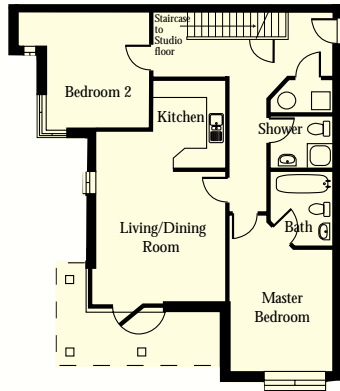
**APARTMENT 6, 12 & 18 Ground, first & second floors**

Living/Dining Room	6388mm max x 3960mm
excluding kitchen	20'11" max x 13'0"
Kitchen	2298mm x 1770mm
	7'6" x 5'10"
Master Bedroom	4820mm max x 3445mm
reducing to 4010mm (13'2")	15'10" max x 11'3"



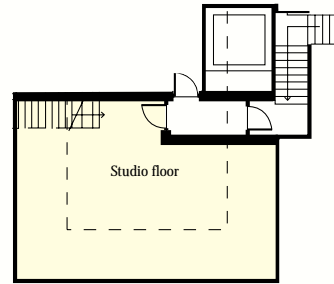
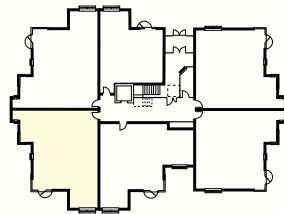
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# VICTORIA HOUSE COURT ROYAL



**PENTHOUSE 16 Second floor**

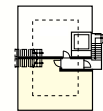
Living/Dining Room	4250mm min x 4185mm max
excluding bay and kitchen	13'11" min x 13'8" max
Kitchen	2908mm x 2320mm
	9'6" x 7'7"
Master Bedroom	5110mm max x 3445mm
reducing to 4010mm (13'2")	16'9" max x 11'3"
Bedroom 2	3350mm min x ???mm
	11'0" min x ???"



**PENTHOUSE 16 Third floor**

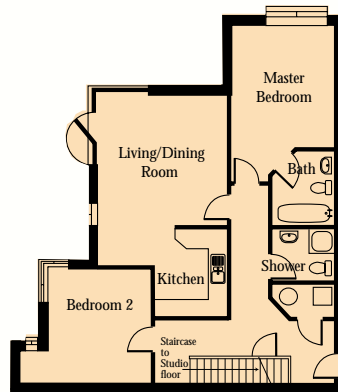
Studio floor	8795mm x 405mm min
	28'10" x 15'1" min

Clear space may be additionally fitted out to purchasers requirements. This room is fully serviced for additional sanitaryware.



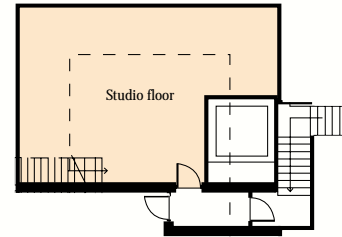
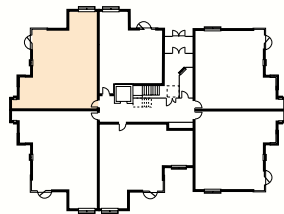
*Floor plans and dimensions are taken from architectural drawings and are for guidance only. Whilst every effort has been made to ensure accuracy this cannot be guaranteed.*

# VICTORIA HOUSE COURT ROYAL



**PENTHOUSE 17 Second floor**

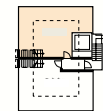
Living/Dining Room	4250mm min x 4185mm max
excluding bay and kitchen	13'11" min x 13'8" max
Kitchen	2908mm x 2320mm
	9'6" x 7'7"
Master Bedroom	5110mm max x 3445mm
reducing to 4010mm (13'2")	16'9" max x 11'3"
Bedroom 2	3350mm min x ???mm
	11'0" min x ???"



**PENTHOUSE 17 Third floor**

Studio floor	8795mm max x 6075mm max
	20'10" max x 19'11" max

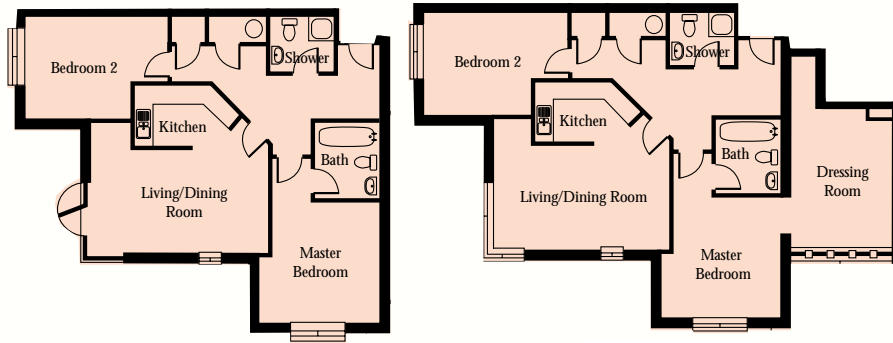
Clear space may be additionally fitted out to purchasers requirements. This room is fully serviced for additional sanitaryware.



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# ELIZABETH HOUSE

## COURT ROYAL



Dressing room to apartments 5 & 9 only

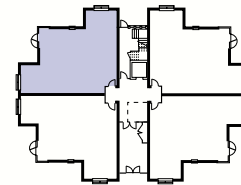
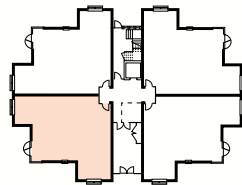
■ APARTMENT 1, 5 & 9 - Ground, first & second floors

Living/Dining Room	5775mm max x 3387mm
excluding recess	18'11" max x 11'11"
Kitchen	2503mm x 1960mm
	8'2" x 6'5"
Master Bedroom	5389mm max x 3990mm max
reducing to 3970mm (13'0")	17'8" max x 13'1" max
Bedroom 2	4725mm max x 3445mm
reducing to 3515mm (11'6")	15'6" max x 11'3"



■ APARTMENT 2, 6 & 10 - Ground, first & second floors

Living/Dining Room	5775mm max x 3387mm
excluding recess	18'11" max x 11'11"
Kitchen	2503mm x 1960mm
	8'2" x 6'5"
Master Bedroom	5389mm max x 3990mm max
reducing to 3970mm (13'0")	17'8" max x 13'1" max
Bedroom 2	4725mm max x 3445mm
reducing to 3515mm (11'6")	15'6" max x 11'3"

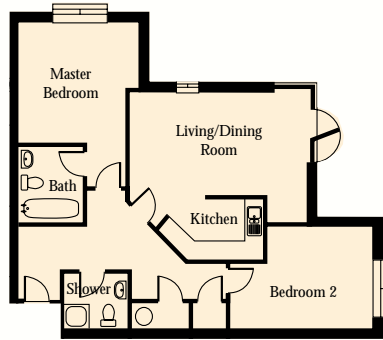


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# ELIZABETH HOUSE

## COURT ROYAL

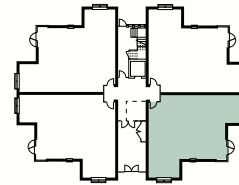
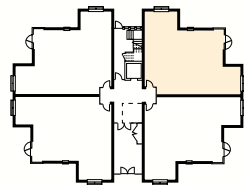


■ APARTMENT 3, 7 & 11 - Ground, first & second floors

Living/Dining Room	5775mm max x 3387mm
excluding recess	18'11" max x 11'11"
Kitchen	2503mm x 1960mm
	8'2" x 6'5"
Master Bedroom	5389mm max x 3990mm max
reducing to 3970mm (13'0")	17'8" max x 13'1" max
Bedroom 2	4725mm max x 3445mm
reducing to 3515mm (11'6")	15'6" max x 11'3"

■ APARTMENT 4, 8 & 12 - Ground, first & second floors

Living/Dining Room	5775mm max x 3387mm
excluding recess	18'11" max x 11'11"
Kitchen	2503mm x 1960mm
	8'2" x 6'5"
Master Bedroom	5389mm max x 3990mm max
reducing to 3970mm (13'0")	17'8" max x 13'1" max
Bedroom 2	4725mm max x 3445mm
reducing to 3515mm (11'6")	15'6" max x 11'3"



Floor plans and dimensions are taken from architectural drawings and are for guidance only. Whilst every effort has been made to ensure accuracy this cannot be guaranteed.

## FINISHING DETAILS

### Structure

- The apartments are constructed to the latest standards of thermal efficiency providing comfortable and economic living.

### Heating

- Modern low-cost electric heating. Clean silent and maintenance free.

### Kitchens

- Designer kitchens include a range of fitted units with a choice of traditional or contemporary styles.
- Bosch ceramic hob, fridge/freezer, single oven, microwave and extractor hood.
- Kitchen design to incorporate space for integrated dishwasher.
- Choice of stylish work surfaces and ceramic wall tiles.
- Choice of floor covering.

### Hallway

- Washer/dryer provided in utility cupboard.

### En-suite Bathrooms/Shower rooms

- Fitted with choice of white sanitary ware in traditional or contemporary style with gold or chromium plated taps.
- Thermostatically controlled showers will be fitted within shower rooms.
- En-suite bathrooms will include a gold or chromium plated shower handset to the bath.
- Full height tiling is provided around the shower cubicle within the shower room. Half height tiling or panelling is featured on all other walls.



### Decorative Finish

- The internal walls to each apartment are finished in pastel shades of vinyl matt paint with wallpaper to dado rail in the hallway and lounge.
- In the hallway, living room and master bedroom there will be an attractive plaster decorative moulded ceiling light surround and cornice. Elegant coving will grace all other rooms.
- All internal doors to each apartment will be of a six panel Regency style, gloss white with decorative door furniture in brass finish.
- Internal skirtings and architraves will be finished in gloss white.

## FINISHING DETAILS

### Glazing

- All apartments will have sealed, double-glazed windows with security locks.

### Flooring

- Fitted carpets will be provided to each apartment in a choice\* of colours.

### Electrical

- Television points are provided to the lounge, kitchen and master bedroom.
- Telephone points are provided to the lounge, kitchen, bedrooms and hallway.
- Wiring for picture and wall lights provided to the lounge.
- Low voltage recessed lights will be fitted in the shower room and en-suite bathroom.
- Smoke detectors are connected to the mains electrical system.



### Security

- A moulded six-panel door with brass furniture, number and spy hole is provided to each apartment.
- Video entry system.
- CCTV

### Private Transportation

- A private vehicle will be available for resident's exclusive use.

### Lift

- Passenger lift provided to each building.

### External

- The large professionally landscaped grounds include lawns with central water feature, flower, shrub and bulb beds with walkways and sitting areas.

### Zurich

- The properties are independently surveyed during construction by Zurich Insurance who issue a 10-year warranty certificate upon satisfactory completion of the property.

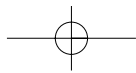
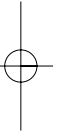
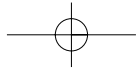
### Lease Details

- Tenure
- All units will be sold on the basis of a new 125-year lease.

### Management & Maintenance

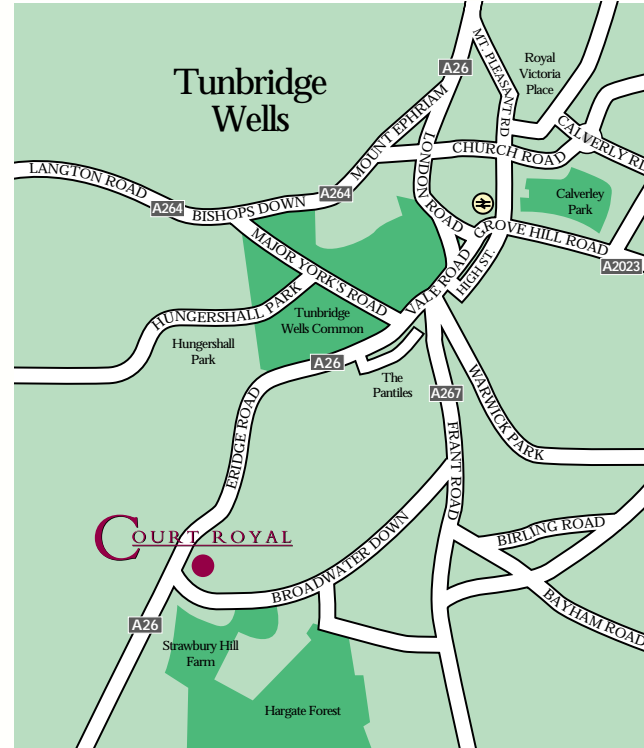
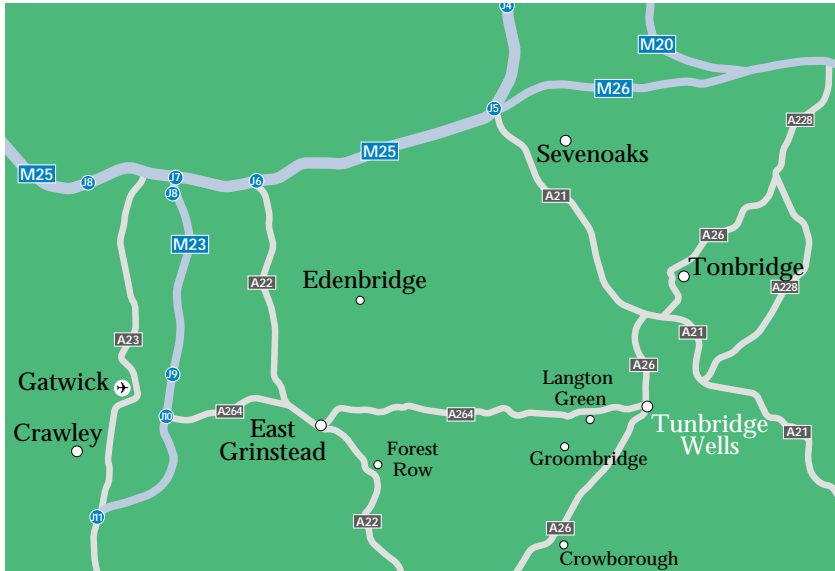
- The development has been specifically designed to ensure that there are low running costs. The service charge will include the Building's Insurance cover, the maintenance of the grounds and common areas, concierge*plus* service, private transport, sinking fund and ground rent. Details and costs are listed separately.

\*Subject to build stage.



# COURT ROYAL

TUNBRIDGE WELLS • KENT



For more information about Court Royal  
please telephone 01892 532300

[www.courtroyal.com](http://www.courtroyal.com) [sales@courtroyal.com](mailto:sales@courtroyal.com)

Court Royal, Eridge Road, Tunbridge Wells, Kent

