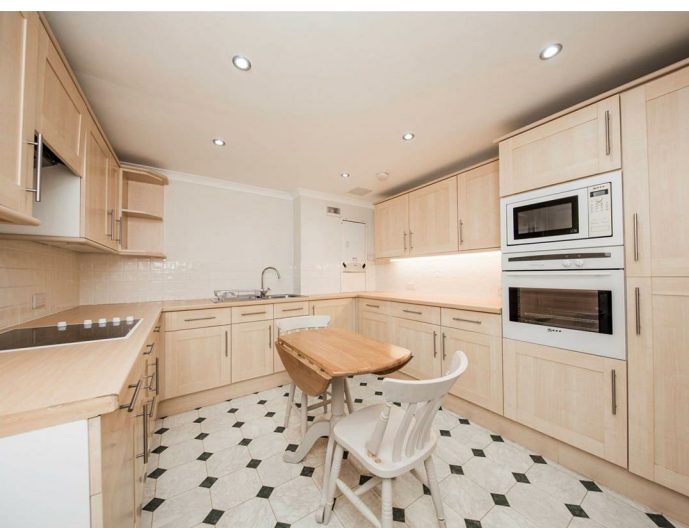




Ibbett Mosely

20, Beech Court Willicombe Park, Tunbridge Wells, TN2 3UU



## 20, Beech Court Willicombe Park, Tunbridge Wells, TN2 3UU

This charming and spacious one bedroom property is located on the second floor of Beech Court.

- Set in Audley Willicombe Park, a vibrant retirement village
- Convenient for Main line Station
- Fully equipped fitness studio
- Private dining area Afternoon tea available.
- Pre-bookable guest suite for visiting friends and relatives
- Swimming pool and relaxation area
- Activities and classes
- Beautiful Communal Gardens
- With restaurant, bar, and owners-only events
- Owners' lounge

### PROPERTY SUMMARY SECOND FLOOR APARTMENT

It features a full length south-facing balcony accessible from the lounge and bedroom offering views across the park and village.

The property benefits from a large bright lounge/diner, built-in wardrobes in the bedroom and fitted kitchen with appliances.

#### Property specifications

- One-bedroom self-contained apartment with balcony
- Spacious Bathroom with large walk-in shower, basin and WC
- Bedroom with fitted wardrobes
- Lift and stair access
- Pre-bookable guest suite for friends/relatives to come and stay
- Fitted kitchen with integrated Neff appliances including fridge freezer, oven, hob, and dishwasher, washer dryer machine in fitted utility room
- Professionally cleaned carpets
- Free use of Health club and heated swimming pool
- Regularly serviced central heating boiler
- Allocated parking to front of the building

#### LOCATION

Audley Willicombe Park sits in the heart of Royal Tunbridge

Wells (TN2 3UU)—in a prime, elevated position that's both elegant and effortlessly accessible.

Transport connections: Just a short walk from Royal Tunbridge Wells Station, offering regular direct services to London Charing Cross and Cannon Street—a big plus for commuters or visiting family.

Historic charm meets convenience: Nestled amid Victorian-era architecture, mature greenery, and the well-kept streets of the Calverley and Mount Sion conservation area.

#### Nearby Amenities: What Residents Love

##### Shopping & Everyday Conveniences

Royal Victoria Place: A modern shopping centre with over 100 stores, cafés, and a supermarket—perfect for quick errands or leisurely browsing.

The Pantiles: A beautifully preserved Georgian colonnade filled with boutiques, artisan shops, antique stores, and cafés – great for weekend strolls.

#### Dining & Social Life

A wide range of cafés, restaurants, and pubs line both High Street and Calverley Road—everything from casual lunch

spots to upscale dining.

The Pantiles adds charm with its outdoor terraces, live music events, and regularly changing food markets.

#### Health, Leisure & Culture

Just around the corner, Calverley Grounds offers peaceful gardens, a children's play area, and a bandstand with summer performances.

Cultural touchpoints include the Assembly Hall Theatre and Amelia Scott Centre, which host exhibitions, performances, and community events.

#### Parks & Green Spaces

Calverley Grounds and Dunorlan Park are both within a short stroll or drive—popular for walking, relaxing, and casual recreation.

The elevated setting also gives access to scenic walks through the surrounding High Weald Area of Outstanding Natural Beauty.

#### Practical Essentials

Medical facilities: Local GP practices and pharmacies are nearby. For hospital services, Tunbridge Wells Hospital in nearby Pembury is within easy reach.

Transport: Bus routes run along major roads like Mount Sion and Camden Road, linking to neighbouring localities such as Southborough and Tonbridge too.

#### AGENTS NOTE

TENURE: Leasehold for a term of up to 125 years. There is an annual ground rent of £200. The current management charge for the year ending 1st March 2026 is £1,121.54 per calendar month. A deferred management charge also applies to this property.

More information on deferred management fees. Please ask for copies of key facts and fee schedule

PLEASE NOTE: The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

Please note that a monthly management charge and deferred fees apply to all properties in an Audley village. Full details are available from the village

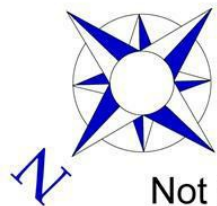
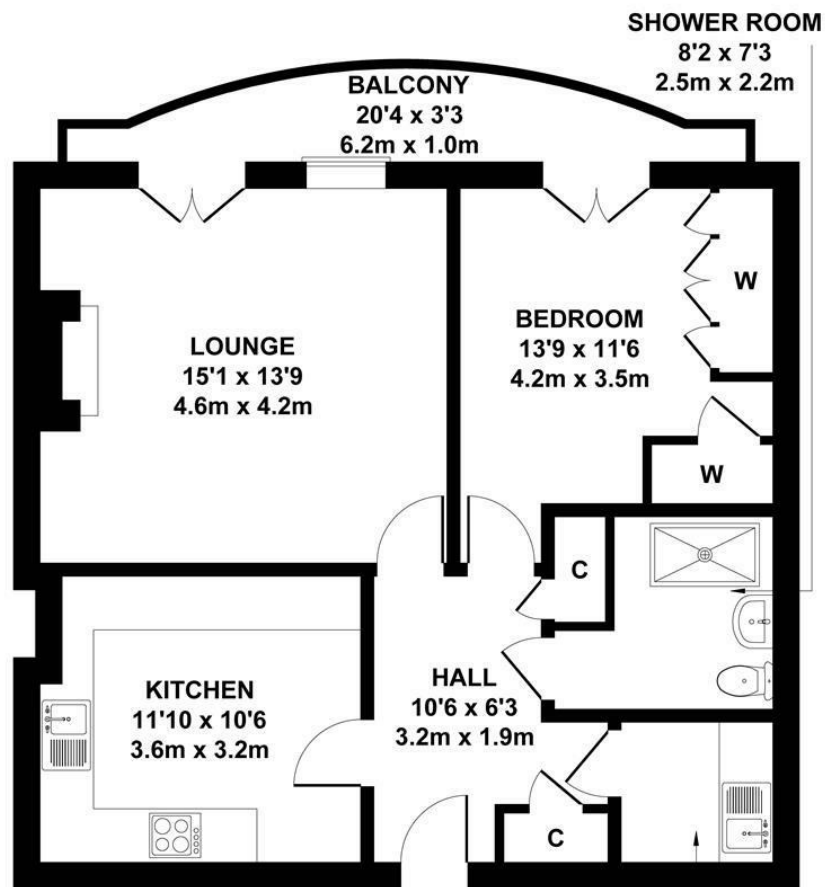
Flexible care packages are available through Audley Care if required.

#### ABOUT THE VILLAGE

Set in four acres of gardens in Royal Tunbridge Wells, Audley Willicombe Park retirement village has 67 penthouses, apartments and cottages. At the heart of the village is Willicombe House, a refurbished Victorian villa. At Audley, living well and staying well has always been our number one priority. That is why our Tunbridge Wells retirement village has been built and developed with your health and wellbeing in mind. Discover a luxurious health and leisure club at the heart of this beautiful retirement village.

Audley owners and their guests have full use of the facilities, while the Audley Club and restaurant are also open to local people.





APPROX. FLOOR  
AREA 666 SQ.FT.  
(61.9 SQ.M.)

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

**Ibbett Mosely**

**Sevenoaks 01732 452246**

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EPC Rating-

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