



Ibbett Mosely

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



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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 Zion 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 Zion and Camden Road, linking to neighbouring localities such as Southborough and Tonbridge too.

AGENTS NOTE

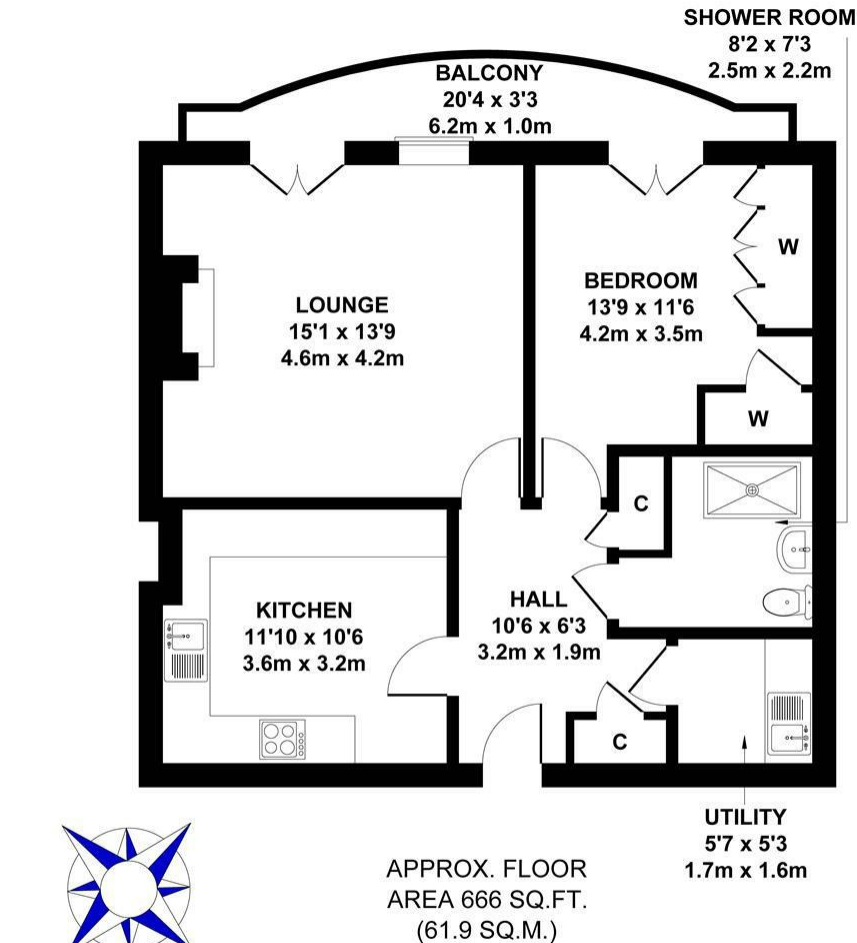
TENURE: Leasehold for a term of up to 125 years. There is an annual ground rent of £200. The current management charge for the year ending 1st March 2026 is £1,121.54 per calendar month. A deferred management charge also applies to this property.

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.





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