



29 Molyneux Place Molyneux Park Road
Tunbridge Wells, TN4 8DQ

SUMNER PRIDHAM

29 Molyneux Place

Apartment - Gross Internal Area : 121.6 sq.m (1308 sq.ft.)

Roof Terrace & Balcony - Gross Internal Area : 59.5 sq.m (640 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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One of Tunbridge Wells finest views? A two bedroom penthouse with 180 degree stunning outlooks from both its balcony and roof terrace. Secure gated development with lift access to well-presented accommodation arranged over 2 floors.

Impressive marbled Communal Reception Hall, Lift and Staircase, Hall, combined Kitchen/Sitting/Dining Room, Principal Bedroom with Ensuite Bathroom, Bedroom 2, Bathroom, staircase to Study, Eaves storage Room, 640 sq. feet of roof terrace and balcony, 2 secure allocated parking spaces (one underground).

Guide price £649,500 Share of Freehold



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

- ◆ 2-bedroom penthouse in a prominent position convenient to the town.
- ◆ Uninterrupted stunning views from its roof terrace and balcony.
- ◆ Secure gated development with two allocated parking spaces, one underground.
- ◆ Impressive marbled communal reception hall.
- ◆ Walking distance to the town, station and historic Pantiles.
- ◆ Generous hall 'L' shaped with walk in drying cupboard, housing gas fired boiler, plus cloaks cupboard.
- ◆ Triple aspect Kitchen/Sitting/Dining Room with glazed access out to balcony.
- ◆ Fully integrated kitchen with worksurfaces arranged over 3 walls, appliances include induction hob with extractor above, double oven, microwave, steam oven, dishwasher, washing machine and plumbed in double fridge/ freezer.
- ◆ Ample space for a dining table, a wide arch gives access to the sitting room where further views can be enjoyed



- ◆ Principal bedroom suite with views and morning sun, dressing area with fitted wardrobes.
- ◆ Ensuite bathroom with jacuzzi bath, washbasin, WC with concealed cistern, mirror in illuminated recess and chrome towel rail.
- ◆ Useful walk-in eaves storage cupboard with light connected.
- ◆ Double bedroom 2 with fitted wardrobe cupboard and easterly views.
- ◆ Bath/Shower room fitted with large shower cubicle, panelled bath with handheld shower, wall hung washbasin, low level WC with concealed and 2 illuminated mirrored recesses.
- ◆ Internal carpeted staircase leads to the 4th floor to a studio/office with double doors out to the roof terrace.
- ◆ Door also leading to a good sized attic space.

Outside

- ◆ **Balcony:** stunning 180 degree far reaching views towards the north downs from a decked balustrade balcony with access from the kitchen/sitting/ dining room.
- ◆ **Roof Terrace:** an extra feature to 29 Molyneux Place is access to a large roof terrace where further commanding views can be enjoyed and provide an ideal opportunity for entertainment or quiet outside space.

Practicalities

- ◆ 999 lease from the January 2007.
- ◆ Service Charge: £5184 per annum
- ◆ Lift access down to the lower ground floor secure parking with allocated parking for number 29, plus additional outside allocated parking space.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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