



# Alexandre Boyes



38 The Potteries, Linden Park Road, Tunbridge Wells, TN2 5FS

**01892 354080**  
[www.alexandre-boyes.co.uk](http://www.alexandre-boyes.co.uk)

Communal Entrance with Concierge, Lift to all Floors, Entrance Hall, Sitting / Dining Room open to Kitchen, Bedroom One with Ensuite Shower Room, Second Bedroom, Bathroom, Secure Parking. Wrap around Balcony overlooking the Pantiles. No Chain. 0.5 Miles to Tunbridge Wells Station.

A stunning Penthouse apartment in this award winning new development located at the southern end of the Pantiles, benefitting from a wraparound balcony with triple aspect views over the town.

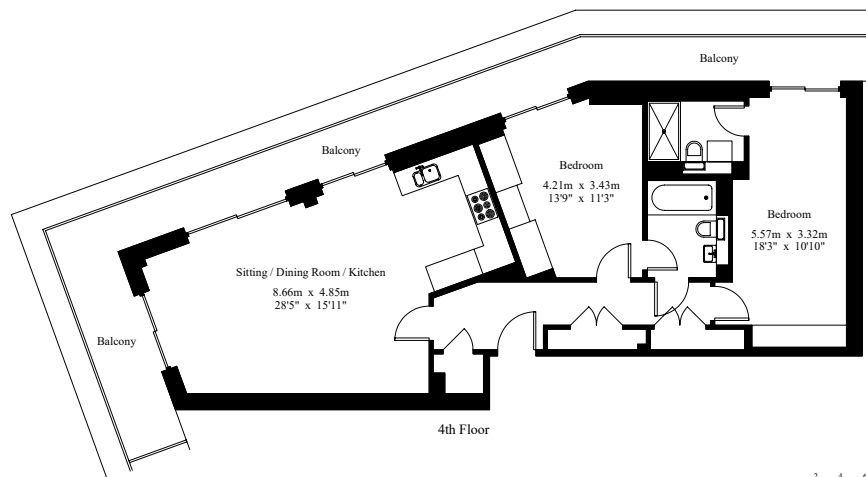
The development is well suited to enjoy all the town has to offer and is a short level walk to the local restaurants, as well as opposite Tunbridge Wells Common. An internal viewing is highly recommended.

Tunbridge Wells has an excellent range of educational, leisure and shopping facilities including the Royal Victoria Place shopping centre and Pantiles. Tunbridge Wells main line station benefits from regular services to the City and West End in under an hour by fast train.



**38 The Potteries**

Gross Internal Area : 92.6 sq.m (996 sq.ft.)



For Identification Purposes Only.  
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A copy of the full Energy Performance Certificate is available on request.

Score	Energy Rating	Current	Potential
92+	A		
81-91	B	81.0	91.0
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTES**

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

