



Alexandre Boyes



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



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www.alexandre-boyes.co.uk

Gated Entrance, Entrance Hall, Sitting/Dining Room, Kitchen, Bedroom, Bathroom, Parking Space, Lift to all floors, No Chain

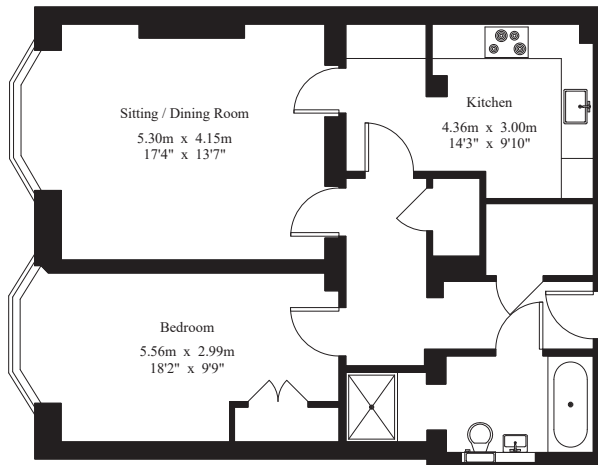
A beautifully presented ground floor apartment set within this award winning building that was meticulously refurbished by Rydon Homes. The apartment offers spacious accommodation and a high quality specification

throughout including limestone bathroom, granite work tops in the kitchen along with a designated parking space. Mount Ephraim is convenient for access to Tunbridge Wells town centre which offers an excellent assortment of shops, bars and restaurants plus a main line railway station with links to London and the West End within an hour. Viewing highly recommended.



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Gross Internal Area : 71.2 sq.m (766 sq.ft.)



Ground Floor



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		
69-80	C	79.1 C	86.1 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.

