



Alexandre Boyes



Flat 5, 83 Mount Ephraim, Tunbridge Wells, TN4 8BS

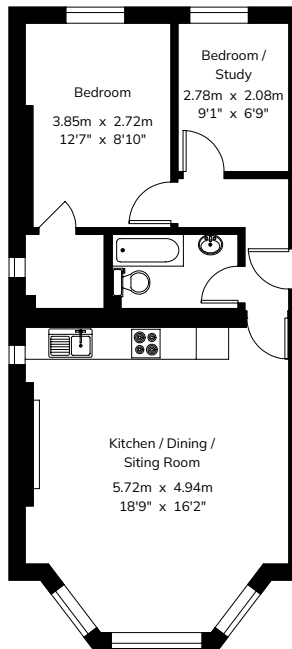


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Entrance Hall, Kitchen open to Sitting/Dining Room, Two Bedrooms, Bathroom, Private Terrace, Parking Space.

A beautifully presented two bedroom ground floor apartment with the benefit of parking and a private terrace, located in this handsome period house set back on Mount Ephraim. Viewing highly recommended.

Tunbridge Wells has an excellent range of educational, leisure and shopping facilities including the Royal Victoria Place shopping centre. There are a selection of highly regarded schools in the area both at primary and secondary levels, many within walking distance. Tunbridge Wells station benefits from regular services to the City and West End in under an hour by fast train.



Ground Floor



Flat 5, 83 Mount Ephraim

Gross Internal Area : 53.9 sq.m (580 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	A		
69-80	B		
55-68	C		
49-54	D		
39-48	E		
31-38	F		
1-30	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.

