



# Alexandre Boyes



2 Norfolk Heights, Church Road, Tunbridge Wells, TN1 1JB



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



Entrance Hall, Sitting Room with Balcony, Kitchen/Dining Room, Bedroom One with Ensuite Bathroom and Balcony, Second Bedroom with Ensuite Shower Room, Parking, Visitor Parking.

A well-proportioned two bedroom apartment located in this popular development within a level walk of the town centre. The property which has been updated by the current owner offers an exceptional apartment in one of the town's most convenient locations. 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. Tunbridge Wells station benefits from regular services to the City and West End in under an hour by fast train.



Norfolk Heights, TN1  
2 Bedroom Apartment



Approx. Internal Area  
1088 Sqft / 101 Sqm

Illustration for identification purposes only.  
Measurements are approximate. Not to scale.  
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#### 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.

| Score | Energy Rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 79 (C)  | 79 (C)    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

