



# Alexandre Boyes



4 Henrietta Place, Royal Wells Park, Tunbridge Wells, TN4 8FH



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



Lift to all Floors, Entrance Hall, Kitchen/Dining Room, Sitting Room, Two Bedrooms, Ensuite Shower Room, Bathroom, Balcony, Two Secure Parking Spaces.

A well proportioned two bed apartment located in the prestigious Royal Wells Park development just off Mount Ephraim. The property which was built in 2016, benefits from light and spacious accommodation,

balcony and two secure parking spaces, within a short walk from all the town has to offer. Viewing 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.



#### 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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

