



# Alexandre Boyes



4 Grove Hill House, 21-27 Grove Hill Road, Tunbridge Wells, TN1 1SA



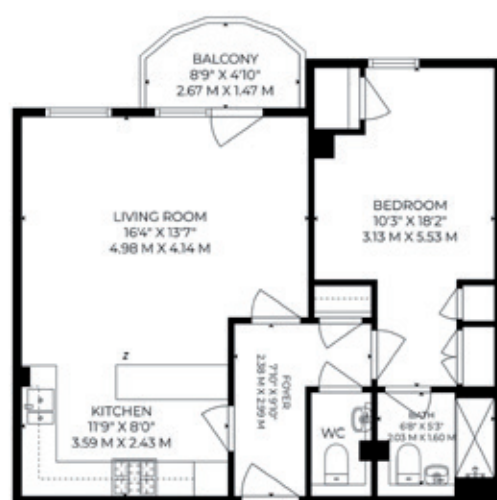
**01892 354080**  
[www.alexandre-boyes.co.uk](http://www.alexandre-boyes.co.uk)

Entrance Hall, Cloakroom, Kitchen open to Sitting Room, Bedroom, Shower Room, Balcony, Parking Space, No Chain, Lift to all floors.

A delightful one bedroom apartment with the benefit of parking and a balcony, located in the centre of town within a short walk of Tunbridge Wells station. The apartment is ideal as a first time buy, buy to let investment or a 'pied a terre', due to its proximity

to the High Street and Pantiles.

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.



Grove Hill House, TN1  
1 Bedroom Apartment

Approx. Internal Area  
611 Sqft / 57 Sqm

(Illustration for identification purposes only.  
Measurements are approximate. Not to scale.  
Produced by ricksouraphoto.pro for Alexandre Boyes

#### 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.

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

*EXAMPLE*

