



Alexandre Boyes



21 Twining Close, Tunbridge Wells, TN4 8FJ



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Entrance Hall, Cloakroom, Kitchen, Sitting/Dining Room, Three Bedrooms, Two Shower Rooms (one Ensuite), Landscaped Garden, Two Parking Spaces, No Chain.

A beautifully designed, modern townhouse arranged over three floors, situated in this sought after location behind Mount Ephraim. This stylish home offers spacious and versatile living, featuring contemporary interiors, high quality finishes, and an abundance of natural light. With its prime location, residents can enjoy easy access to the town centre,

local parks, and excellent transport links, making it an ideal choice for modern living. Mount Ephraim is known for its specialist shops, restaurants and bars and within a short walk of Tunbridge Wells town centre and mainline station. Tunbridge Wells has an excellent range of educational, leisure and shopping facilities including the Royal Victoria Place Shopping Centre. The main line station offers commuter services to the City and West End in under an hour by fast train.



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		

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.

