



Molyneux Park Road, Tunbridge Wells

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An elegant two bedroom apartment within a fine Edwardian former house, ideally situated just 0.8 of a mile from the mainline station and benefitting from off-road parking and access to private Molyneux Park Gardens.

### Situation

The property is situated on Molyneux Park Road, within a desirable and highly sought-after residential neighbourhood in Tunbridge Wells. Molyneux Park Road is within 1 mile of the town centre with its mainline railway station, restaurants, and a wide array of shops and boutiques. It is also ideally situated for access to Rose Hill Preparatory School as well as the numerous secondary schools in the vicinity, including The Grammar School For Boys, Skinners, and Tunbridge Wells Girls Grammar.



### Distances

Tunbridge Wells station 0.8 of a mile (London Bridge from 42 minutes), The Pantiles 0.9 of a mile, High Street 0.9 of a mile, A21 (Pembury) 3 miles, M25 (Junction 5) 14.5 miles (All times and distances are approximate).



Molyneux Park Gardens



2 1 2   EPC C

## The Property

A first floor apartment, one of three in the building, offering beautifully presented accommodation with a wealth of period features.

A spacious entrance hall leads to all of the living and bedroom space. On the right, a good-sized sitting room with an abundance of natural light, attractive fireplace and bay window with a wonderful outlook to the front. The sitting room leads through to the spacious kitchen/dining room, fitted with modern navy wall and base units and plenty of space for a dining table. Four sash windows flood the room with natural light and the period features continue including a further fireplace. The apartment also benefits from a useful study and storage cupboard accessed from the hallway.

The principal bedroom is situated at the rear overlooking the communal grounds with a further double bedroom at the front. The bedrooms are served by a well-appointed family bathroom featuring a roll-top bath and separate shower.





## Gardens and Grounds

32 Molyneux Park Road is set back from the road with a well-maintained front garden and attractive entrance typical of the Edwardian period. At the rear, accessed to the right hand side of the building, each apartment benefits from a private garage, off-street parking and a patio area.

A gate leads to Molyneux Park Gardens, a private park laid out in the 1890's when the Molyneux Park Estate was built.

## Directions (TN4 8DY)

From Tunbridge Wells station, proceed up the hill on Mount Pleasant Road and turn left at the traffic lights on to Church Road (A264). Continue on Church Road over the crossroads, crossing over the common, and turn right at the T-Junction on to Mount Ephraim. Turn left on to Molyneux Park Road, where No 32 will be found on the right hand side.

## Property information

Services Mains water, electricity and drainage. Gas-fired central heating.

Local Authority Tunbridge Wells Borough Council Tel: 01892 526121

Council Tax Band D

Tenure Share of Freehold. Lease 999 years from 30th March 2016.

**Service Charge** No formal service charge. Agreement in place between the three owners of the Freehold for Flat 2 to have a 37.5% share of any maintenance costs. Further details available from Knight Frank.

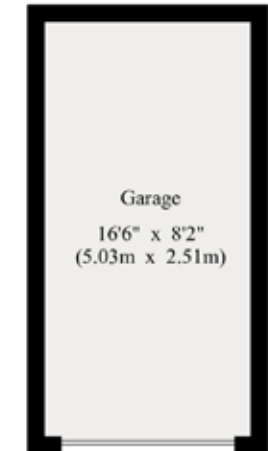
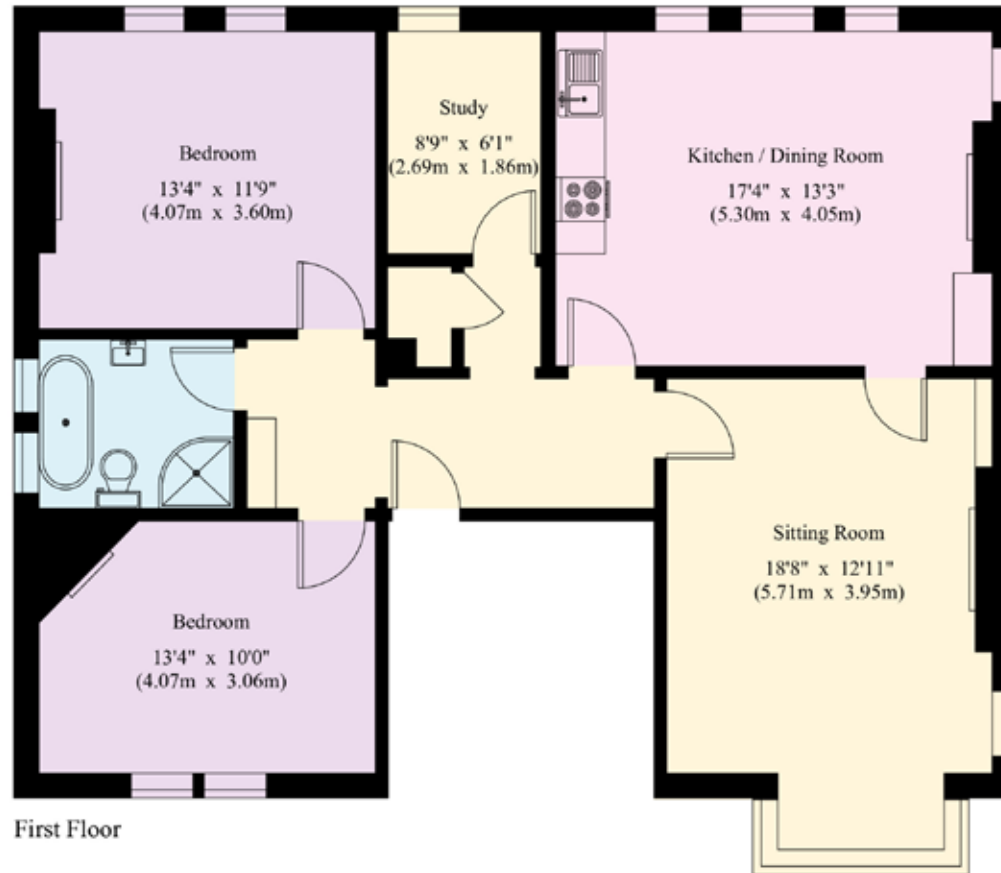
**Viewings** Strictly by prior appointment with Knight Frank, LLP

**Approximate Gross Internal Floor Area**

Main House = 94.4 sq m / 1,016 sq ft

Garage = 12.6 sq m / 135 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [May 2024]. Photographs and videos dated [May 2024].

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