



**Connells**

28 Boyne Park  
Tunbridge Wells



# 28 Boyne Park Tunbridge Wells TN4 8ET

For sale offers in excess of  
**£410,000**



## Property Description

This impressive two-bedroom, two-bathroom ground floor apartment is set within a beautifully converted Victorian building in one of the most sought-after roads in central Tunbridge Wells.

The property offers a spacious and well-proportioned living space, combining period features with modern comfort. The apartment boasts a bright and airy living area, perfect for both relaxing and entertaining. The well-fitted kitchen provides all the essentials, while both bedrooms are generously sized with the master benefiting from an en suite. There is a separate well-appointed family bathroom as well as a further separate cloakroom and plenty of storage cupboards around the apartment.

Outside, there is the convenience of an allocated parking space, and direct access from the apartment to a large and tranquil communal garden. Situated within a quiet road but just a short walk to the town centre and mainline station, this apartment offers the ideal blend of character and contemporary living. The property also benefits from a share of the freehold, providing added security and control.

## Communal Entrance Hall

## Private Entrance Hall

## Lounge

16' 9" x 16' 9" ( 5.11m x 5.11m )

## Kitchen

12' 9" x 6' 6" ( 3.89m x 1.98m )

## Bedroom One

15' 3" x 11' 10" ( 4.65m x 3.61m )

## En Suite

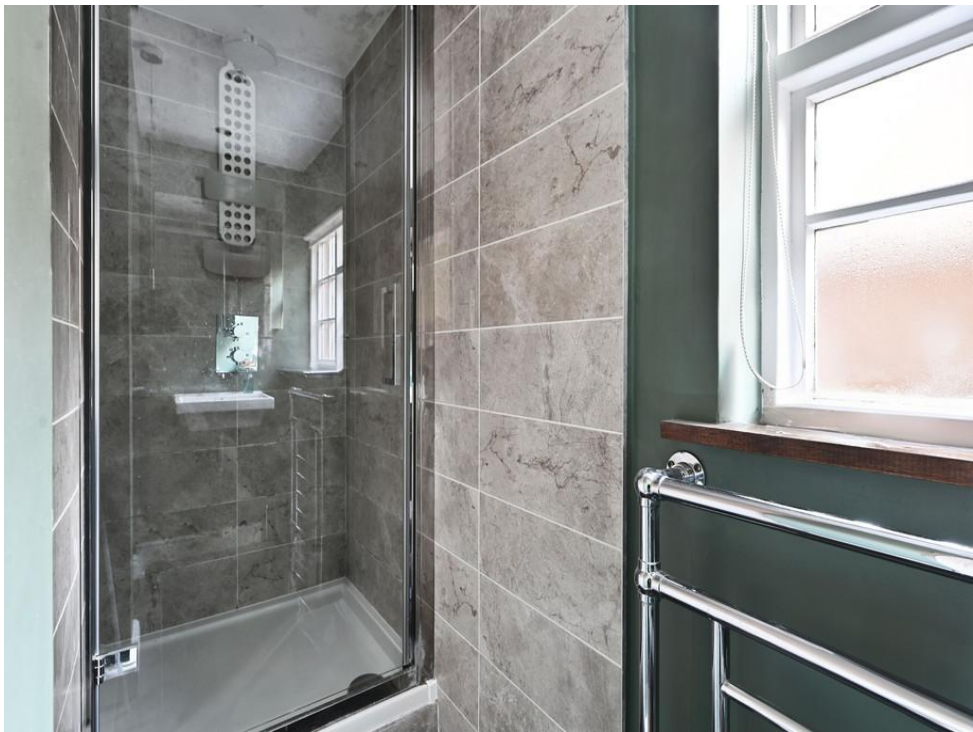
## Bedroom Two

12' 9" x 6' 9" ( 3.89m x 2.06m )

## Bathroom













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [tunbridgewells@connells.co.uk](mailto:tunbridgewells@connells.co.uk)**

5 Vale Road  
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: D

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/TWL405975](http://connells.co.uk/Property/TWL405975)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: TWL405975 - 0020