



**Connells**

Molyneux Park Road  
TUNBRIDGE WELLS



# Molyneux Park Road TUNBRIDGE WELLS TN4 8DY

for sale offers in excess of  
**£220,000**



## Property Description

Nestled within a handsome converted Victorian residence on the prestigious Molyneux Park Road, this enchanting one-bedroom first-floor apartment effortlessly blends period charm with modern comfort. Bathed in natural light from its large sash windows and enhanced by soaring ceilings, the home exudes a sense of space and serenity throughout.

Thoughtfully arranged from front to back, the apartment opens with a private entrance hall leading into a delightful kitchen and dining area—perfect for casual meals or entertaining. A stylish shower room and a generously sized bedroom offer comfort and tranquillity, while the elegant front-facing lounge provides a welcoming retreat, ideal for relaxing or hosting guests.

This characterful home is perfectly suited to first-time buyers seeking a graceful start on the property ladder, or investors looking for a prime opportunity in one of Tunbridge Wells' most desirable locations.

Further benefits include allocated parking in the rear car park and the option to enjoy access to a beautifully maintained communal garden for a modest annual fee—an idyllic spot to unwind and soak in the surroundings.

## First Floor

### Communal Entrance

### Entrance Hall

### Kitchen/Dining Room

14' 4" Max x 8' 7" Max ( 4.37m Max x 2.62m Max )

### Lounge

14' 1" Max x 9' 1" Max ( 4.29m Max x 2.77m Max )

### Bedroom One

10' 10" Max x 8' 2" Max ( 3.30m Max x 2.49m Max )

### Allocated Parking For One Car

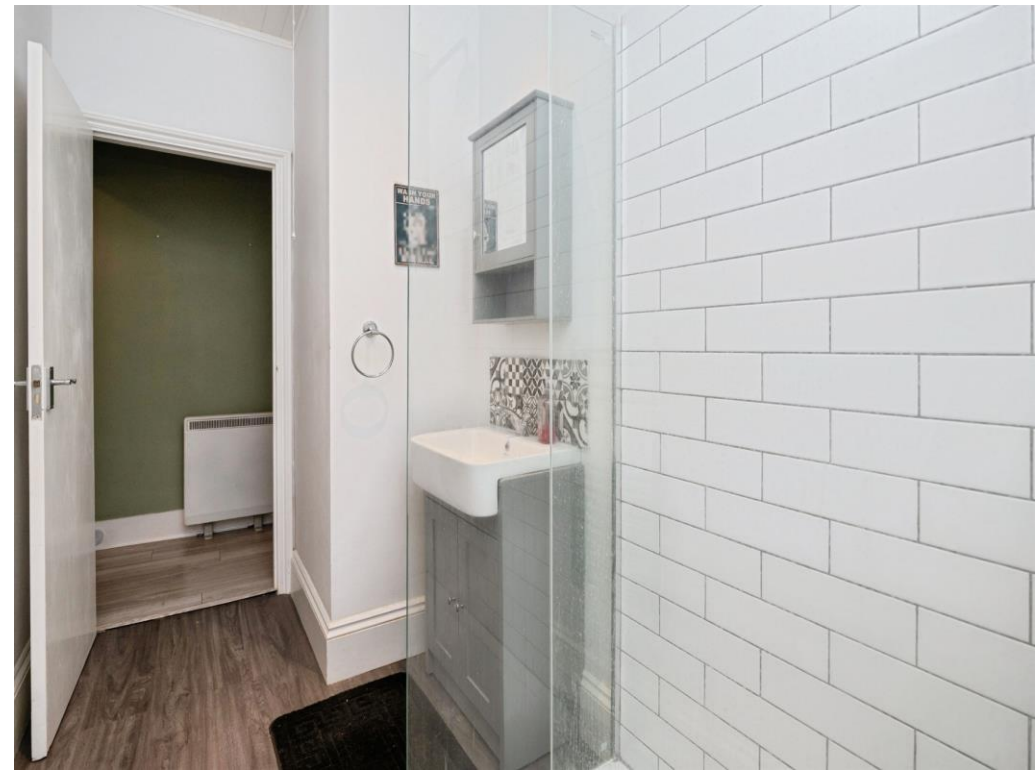
## Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations- Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.



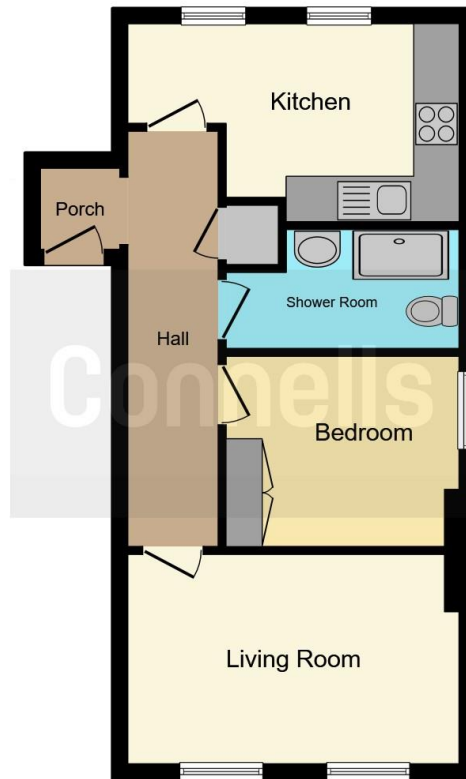












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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

5 Vale Road  
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: E Council Tax  
 Band: B

Service Charge:  
 1680.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Feb 2006. 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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