



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- First Floor Apartment
- Two Bedrooms
- No Onward Chain
- Desirable Residential Location
- Residents Parking
- Energy Efficiency Rating: D

Boyne Park, Tunbridge Wells

£335,000

woodandpilcher.co.uk

Flat 6, 12 Boyne Park, Tunbridge Wells, TN4 8ET

A spacious two bedroom first floor apartment set within a wonderful converted mansion house. The property's features include a split level entrance hall, generous sitting room with square bay window, kitchen/dining room with oven and hob and bathroom with white suite including both a bath and separate shower cubicle. There is gas central heating via radiators, residents parking and access to a small communal garden area. Boyne Park is an extremely desirable road and properties within this location are always sought after, therefore early viewing is strongly recommended.

The accommodation comprises. Glazed entrance door to:

ENTRANCE PORCH:

With further doors leading to:

RECEPTION HALL:

An imposing staircase leads to a large first floor landing where the private entrance door gives access to the apartment.

ENTRANCE HALL:

A split level hallway with single radiator, large built in cupboard, new electric consumer unit (installed June 2020), entry phone.

SITTING ROOM:

A generous living space with sash bay window to the front, double radiator, power points, satellite point, ceiling cornice, picture rail.

KITCHEN/DINING ROOM:

Fitted with a range of base and wall units with wood block work surfaces over. White sink with mixer tap, fitted electric oven, gas hob and filter hood over. Space for washing machine, tumble dryer and fridge/freezer. Power points, single radiator, vinyl flooring, newly fitted wall mounted 'Worcester Green Star 2000' gas fired combination boiler with 'Nest' smart thermostat. Sash window to side.

BEDROOM 1:

Velux style window and two further windows to side, double radiator, power points, access to eaves storage cupboards.

BEDROOM 2:

Window to side, single radiator, power points.

BATHROOM:

White suite comprising of a panelled bath, low level wc, pedestals wash hand basin, corner shower cubicle with plumbed in shower. Tiled floor, window to side, double radiator, newly installed 'quiet' extractor fan.



OUTSIDE:

To the front of the building is where you will find the residents parking area. There is also a small garden to the side for residents to use. There is a basement below the property providing storage for bikes etc.

SITUATION:

The apartment is located at the top of Boyne Park within a very desirable area of Royal Tunbridge Wells which is approximately 0.4 miles distance from the entrance to the towns shopping centre. Royal Tunbridge Wells has an excellent mix of social, retail and educational facilities including a number of sports and private clubs covering golf, cricket, rugby and gyms. It also offers a combination of independent retailers and restaurants with further multiple facilities being found at the Royal Victoria Place and adjacent Calverley Road pedestrianised precinct. In the southern part of the town you will find the Old High Street with its independent boutiques and historic Pantiles, famous for its pavement cafes, restaurants and bars and host to Jazz evening and local Farmers Market. For the commuter traveller the town enjoys two mainline stations offering fast and frequent services to both London termini and the South Coast, with Tunbridge Wells mainline station being approximately 0.65 miles away, together with good road connections to the A21 linking with the M25.

TENURE:

Leasehold with a share of the Freehold

Lease - 999 Years from 1 August 2006

Service Charge - currently £

No Ground Rent

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

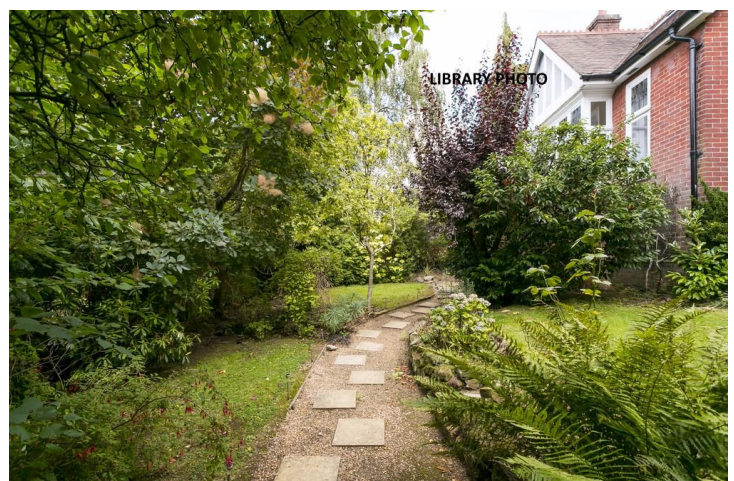
Broadband Coverage search Ofcom checker

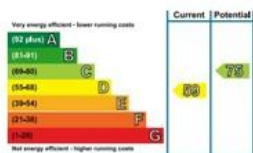
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Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating





Approx. Gross Internal Area
863 sq. ft / 80.2 sq. m
(Excludes Eaves Storage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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