

# Freehold property with a commercial premises and five bedroom maisonette

Mount Ephraim, Tunbridge Wells, Kent, TN4 8AU

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| Guide Price £875,000



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5



2



1

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## About this property

Found on Mount Ephraim in a highly convenient location within approximately 0.5 miles from the High Street, and approximately 0.6 miles of the mainline station, 46 Mount Ephraim is a freehold property comprising two floors of commercial space, (ground floor and lower ground floor) currently arranged as a dry cleaners, together with a five bedroom maisonette arranged across the first, second and third floor.

Accessed via a private stairwell that opens to Mount Ephraim, the five-bedroom maisonette offers spacious accommodation amounting to approximately 1885 sq ft, arranged across three floors. The entrance hall opens to both the spacious sitting room, which benefits from a bay window with wonderful views across Tunbridge Wells, together with the kitchen/dining room. The kitchen provides a good level of storage and preparation space, as well as a breakfast bar and space for a table. French doors open from the kitchen onto a decked roof terrace, offering an ideal space for al fresco dining. A shower room completes the first-floor accommodation.

The principal bedroom is found on the second floor, enjoying views to the front, and benefitting from a bank of fitted wardrobes. There is a further double bedroom on this floor, together with a single bedroom

which can be arranged to suit, perhaps as an office for today's working from home requirements. The bedrooms are served by a modern family shower room. The third floor provides two further double bedrooms, together with a useful, large storage space.

The commercial premises is accessed via the shop front and spans across the ground floor, which currently provides a front desk, office space and a laundry area, together with the lower ground floor which provides storage. Fixtures and fittings for the current dry cleaning set-up are available by separate negotiation.

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## Plans

Approx. gross internal floor area

House-1885 sq ft

Premises-959 sq ft

Cellar-851 sq ft



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## Key Information

### Local Authority

Tunbridge Wells  
Borough Council

### Council Tax

Band = C

### Tenure

Freehold

### Services & Additional Information

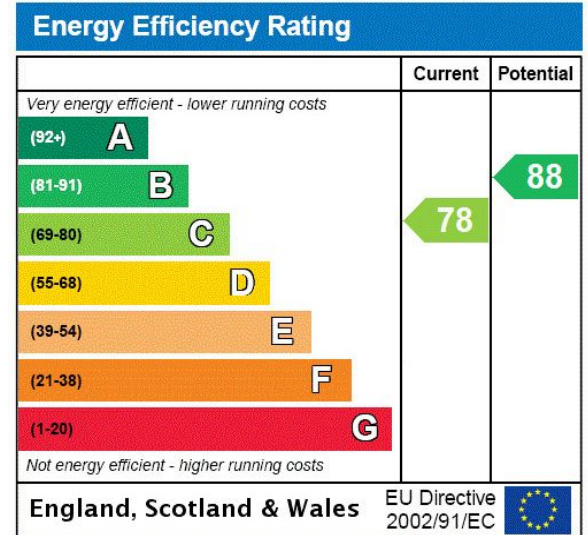
Mains water, electricity, gas and drainage.

The neighboring property has a right of way to use the separate entrance and stairway leading from Mount Ephraim for access/egress to the apartment. Business rates: £3892.20 pa - our client is eligible for small business rates relief, buyers are to make their own investigations as to whether this would apply moving forward. Rateable value: £7800.00. Commercial EPC rating: E (104).

### EPC




EPC Rating = C

APARTMENT



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## Enquire



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## More Information



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### Viewing strictly by appointment

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