



Alexandre Boyes



Flat 2, 63-65 Mount Ephraim, Tunbridge Wells, TN4 8BG



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Entrance Hall, Sitting/Dining Room, Kitchen, Two Bedrooms, Ensuite Bathroom, Shower Room, Separate Store Room, Double Garage, Lift, Communal Gardens, No Chain

An exceptional opportunity to acquire a beautifully positioned two bedroom apartment within the prestigious Grade II listed buildings of 63-65 Mount Ephraim, enjoying wonderful elevated views across Royal Tunbridge Wells and the surrounding townscape.

Combining the character and elegance of a historic period building with the convenience of modern apartment living, this attractive property offers well-proportioned accommodation and an enviable location, just moments from the open spaces of Tunbridge Wells Common and within easy reach of the town centre, High Street and the famous Pantiles.

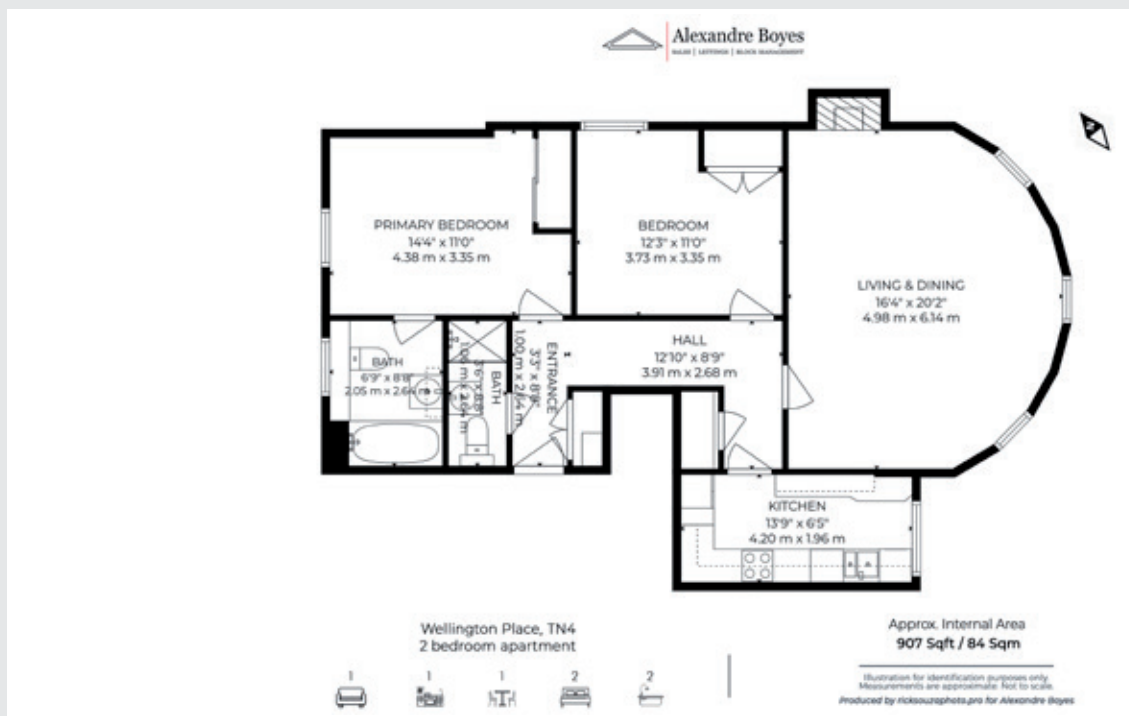
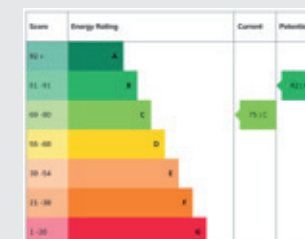
One of the property's particularly valuable features is the double garage, providing secure parking together with excellent additional storage — a rare and highly desirable benefit for a property so conveniently located close to the centre of Tunbridge Wells.

The buildings at 63-65 Mount Ephraim have a fascinating history and form an important part of the town's architectural heritage. The three large houses were originally constructed around 1800 and were formerly known as Wellington Place. The first Duchess of Wellington, then Lady Wellesley, lived at one of the houses during the early part of the Peninsular War.

Mount Ephraim is one of Royal Tunbridge Wells' most sought-after addresses, offering the rare combination of an elevated, leafy setting and convenient access to the centre of town.



A copy of the full Energy Performance Certificate is available on request.



IMPORTANT NOTES

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

