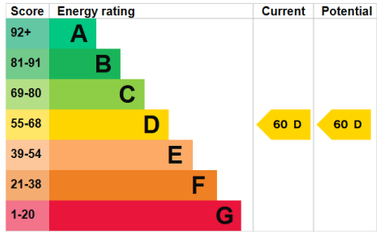

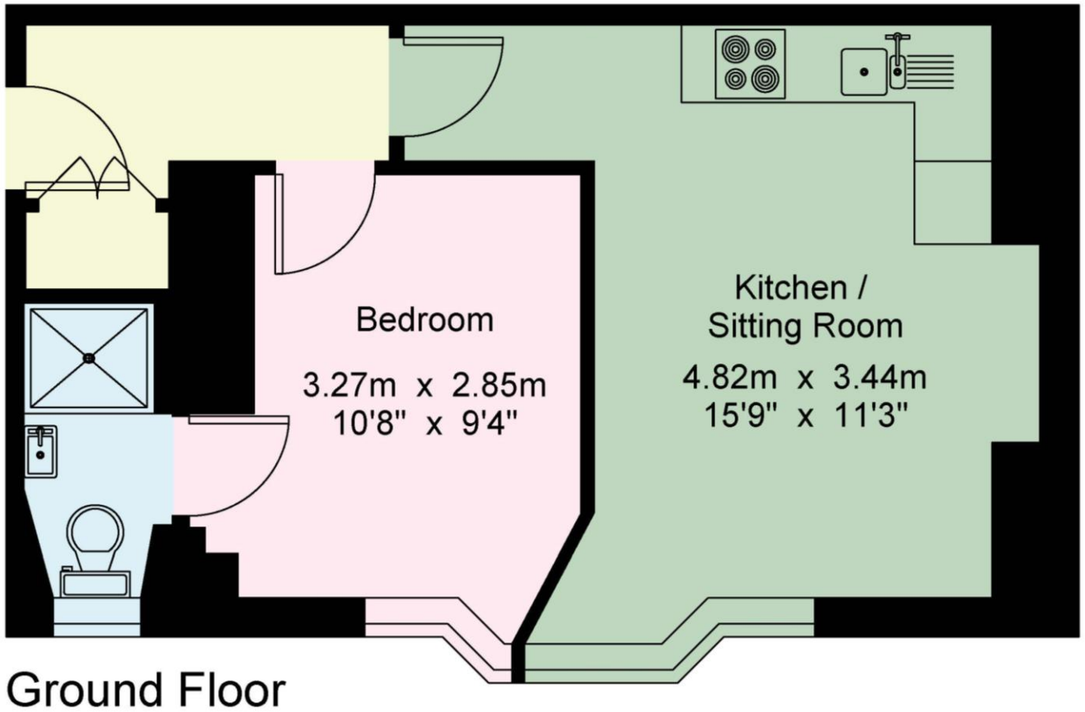

Flat D, 1 Boyne Park

Apartment - Gross Internal Area : 35.0 sq.m (376 sq.ft.)

For Identification Purposes Only.

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Flat D 1 Boyne Park

Tunbridge Wells, TN4 8EL

SUMNER PRIDHAM

A beautifully presented ground floor apartment in a substantial Victorian mansion in a highly sought after location off of Mount Ephraim approximately half a mile to the central station. Comprehensively modernised yet retaining period features.

Communal Hall with Entry Phone, Hall, Sitting/Dining Room, Fitted Kitchen, Bedroom with Ensuite Shower Room, Electric Panelled Radiators.

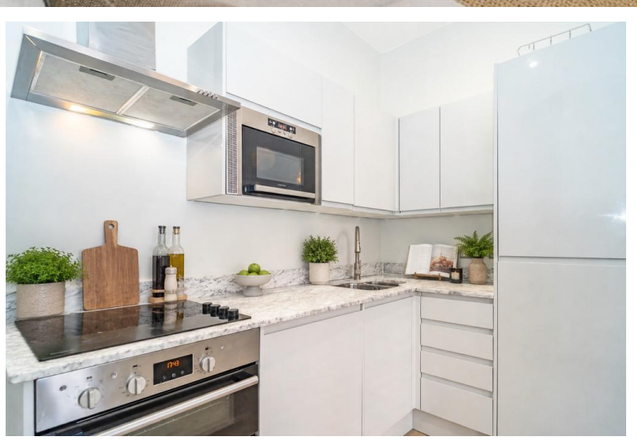
Guide price £215,000 Leasehold *Chain Free*

29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

www.sumnerpridham.co.uk
info@sumnerpridham.co.uk
01892 516615

Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Flat D, 1 Boyne Park, Tunbridge Wells, TN4 8EL



Property Description

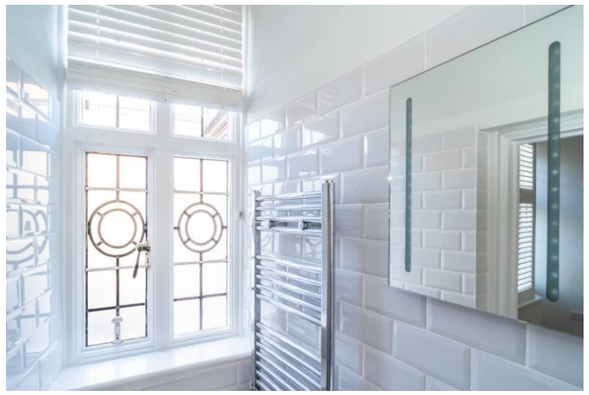
- Substantial columned porch, double arch front doors to communal hall.
- Front door to flat D is conveniently located on the right and leads into an attractive hall with wooden flooring and fitted shoe cupboard and useful store cupboard housing hot water tank.
- Continuation of wooden flooring into the sitting/dining room also incorporating an attractive fully integrated kitchen.
- The room benefits from a tall ceiling and boasts a fabulous bay window with fitted shutters.
- Recessed area suitable for dining table and chairs.
- Quartz worksurfaces with inset sink, induction hob, electric grill and oven beneath and stainless steel illuminated extractor above, fitted microwave and washing machine, fridge and freezer, fitted cupboards and nest of drawers and matching wall mounted cabinets.
- Bedroom with fitted carpet and double wardrobe cupboard, large window with fitted shutters.
- Ensuite shower room with walk-in shower cubicle, washbasin with vanity cupboard beneath, low level WC with concealed cistern, chrome towel radiator, attractively tiled walls, mirrored medicine cabinet and feature period lead light window.

Outside

- There is a small outside area in front of the sitting/dining room windows which would be ideal for a bistro table and chairs.

Practicalities

- Leasehold property with 125 year lease which commenced in 2018.
- Ground rent £180 per annum.
- Service charge £1200 per annum.
- The property has recently benefitted from a new roof.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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