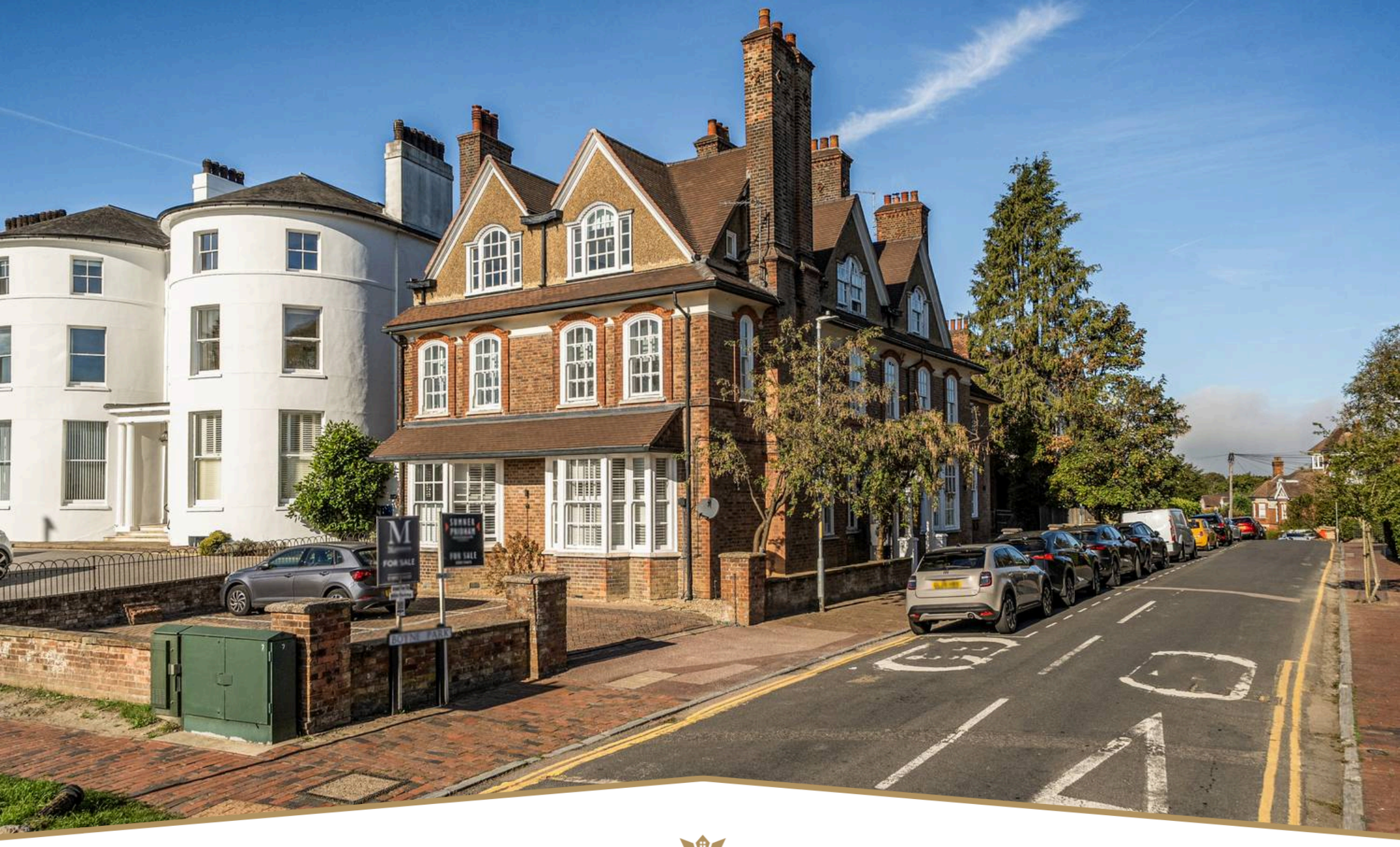


KINGS ESTATES

PROFESSIONALS IN PROPERTY

Flat A

1 Boyne Park, Tunbridge Wells

Kings Estates are pleased to present this charming ground floor apartment on sought-after Boyne Park, offering one double bedroom, high ceilings, period character and no onward chain, close to the town.

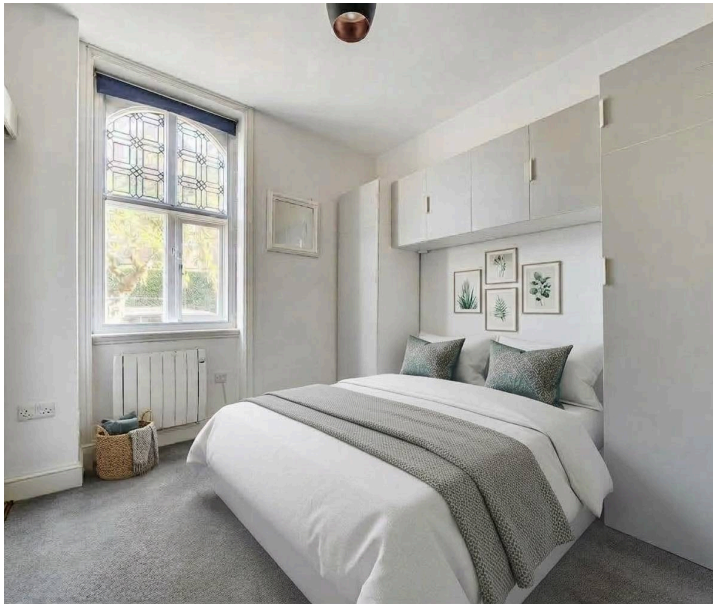
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- No onward chain
- One-bedroom ground floor apartment
- Attractive period building on sought-after Boyne Park
- Impressive high ceilings
- Sash windows with plantation shutters
- Spacious open-plan reception room with a bay window
- Contemporary fitted kitchen
- Double bedroom with built-in wardrobes
- En-suite shower room
- Walking distance to the High Street, Pantiles and mainline station

AGENTS NOTE - Please be advised that some of the images included in this listing have been virtually staged for illustrative purposes. Virtual staging involves digitally enhancing or altering images to showcase potential furniture placement and decorative possibilities. These enhancements are for visual representation only and should not be construed as the actual condition or contents of the property. We recommend prospective buyers or tenants to conduct physical viewings to accurately assess the property's layout and condition. Should you require any further clarification regarding the property's presentation, please do not hesitate to contact us.



Kings Estates are pleased to present this beautifully proportioned one-bedroom ground floor apartment, forming part of an attractive period building on sought-after Boyne Park. Offered with no onward chain, this inviting home combines elegant period character with the convenience of a central location. Impressive high ceilings, original sash windows and plantation shutters create a light and welcoming atmosphere, making this a charming retreat in the heart of Royal Tunbridge Wells.

On the corner of Boyne Park and Mount Ephraim, approached through a communal entrance hall with wood-effect flooring, the apartment offers a spacious open-plan reception room with a bay window that enhances the sense of light and space. Bespoke shelving adds character and useful storage, while the contemporary fitted kitchen creates a sociable setting for everyday cooking and relaxed entertaining. Whether enjoying a quiet morning coffee by the window or welcoming friends for the evening, this is a room with a lovely sense of warmth.

The generous double bedroom provides a comfortable retreat, complemented by semi-attached wardrobes and an en-suite shower room. Electric heating and an entry phone system add everyday practicality. The High Street, historic Pantiles and mainline station are all within easy walking distance, placing independent shops, cafés, restaurants and direct services to London close at hand, while nearby Tunbridge Wells Common offers space to stroll and unwind.

OTHER INFORMATION

COUNCIL TAX BAND - B (Tunbridge Wells Borough Council)

TENURE - Leasehold

LENGTH OF LEASE - 125 years from 1 January 2018, expiring 1 January 2143

ANNUAL GROUND RENT - £250

GROUND RENT REVIEW PERIOD - No review period, as advised

ANNUAL SERVICE CHARGE AMOUNT - Approximately £1,500

SERVICE CHARGE REVIEW PERIOD - No review period, as advised

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

THE LOCATION

Tunbridge Wells, the only spa town in Southeast England, is renowned for its elegant architecture and rich cultural, entertainment, and shopping attractions. Among its highlights is the historic Pantiles, famed for its charming Georgian colonnade, vibrant summer jazz festivals, regular food and craft markets, and the famous Chalybeate Spring. The town offers two theatres, an abundance of cafés and restaurants, and a blend of national retailers and independent boutiques.

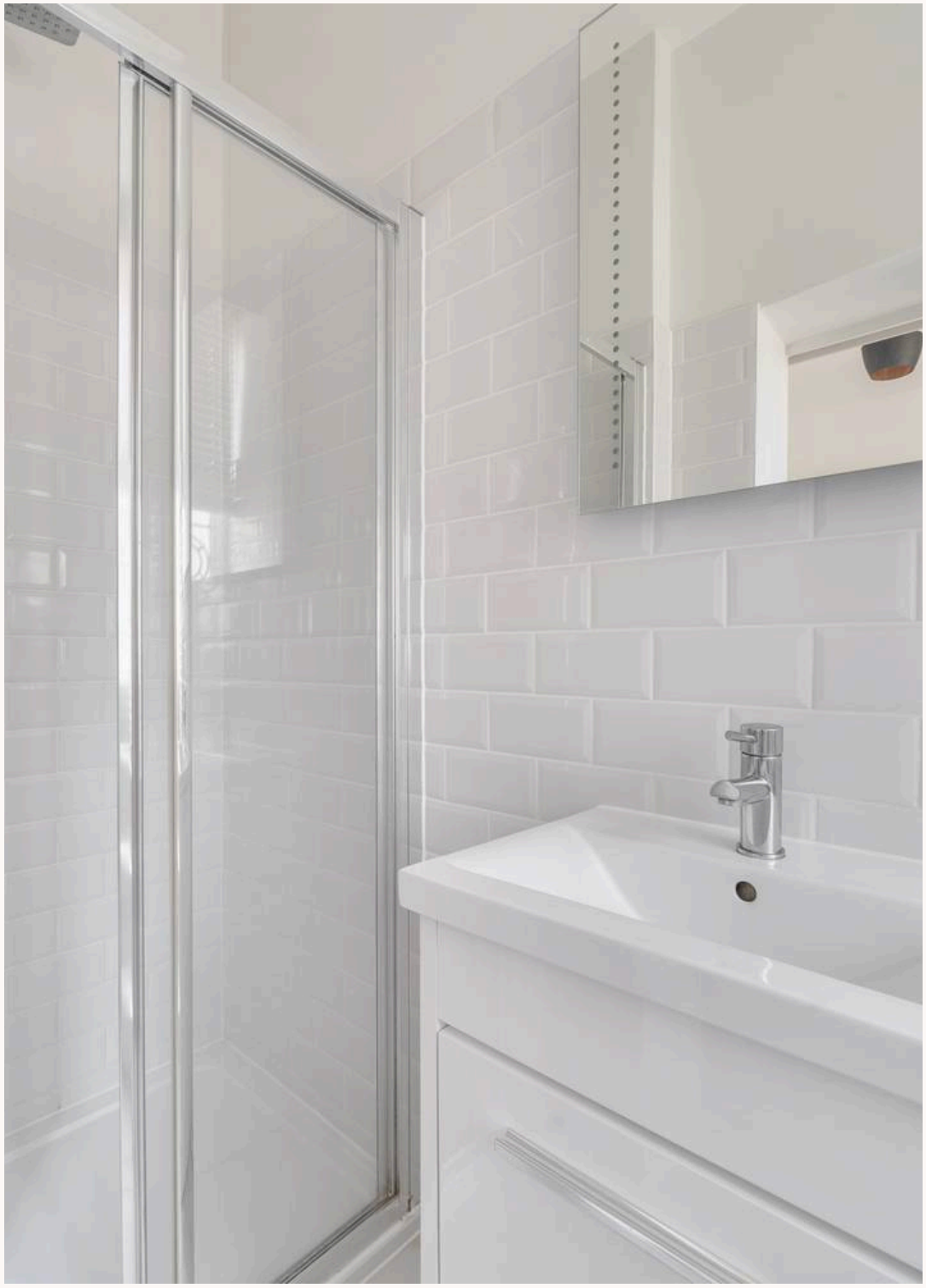
The property is conveniently located near Tunbridge Wells Sports Centre, The Common, and the well-known Wellington Rocks. The Common features scenic crisscross footpaths and the Higher Common Ground cricket pitch, perfect for outdoor activities and leisurely walks. Nevill grounds provide excellent tennis facilities, and the prestigious Nevill Golf Club is also easily accessible, along with various local cycling routes.

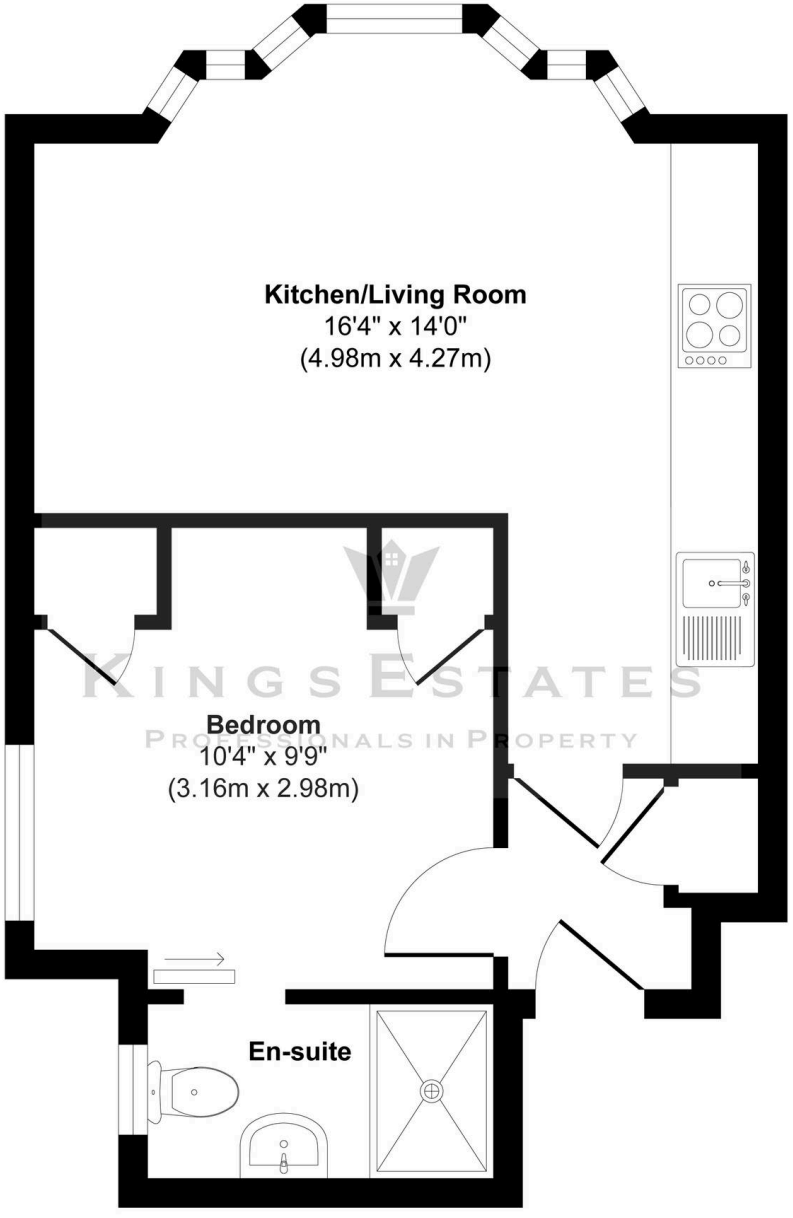
Situated on the town's desirable Western side, Boyne Park is within walking distance of Royal Victoria Place, the High Street, and the mainline station (0.6 miles away). The nearby St John's area offers excellent amenities, including mini-supermarkets, cafés, bars, restaurants, hair salons, and a variety of local shops.

Transport: Tunbridge Wells mainline station (approximately 0.6 miles) provides fast and frequent services to London Charing Cross, London Bridge, Waterloo East, and Cannon Street, with journey times from 45 minutes. The Centaur Commuter Coach service also stops along Mount Ephraim.

Connectivity: The A26 connects to the A21 north of the town, providing access to the M25 (junction 5) and the national motorway network, as well as routes to the South Coast. Gatwick Airport is approximately 23 miles west, accessible via the motorway or the A264.

Schools: The area is home to several highly regarded schools, including Skinners, Tunbridge Wells Girls' Grammar School (TWGGS), Tunbridge Wells Grammar School for Boys (TWGSB), St John's CE Primary, Bennett Memorial Diocesan, and St Gregory's Catholic School.





KINGS ESTATES
PROFESSIONALS IN PROPERTY

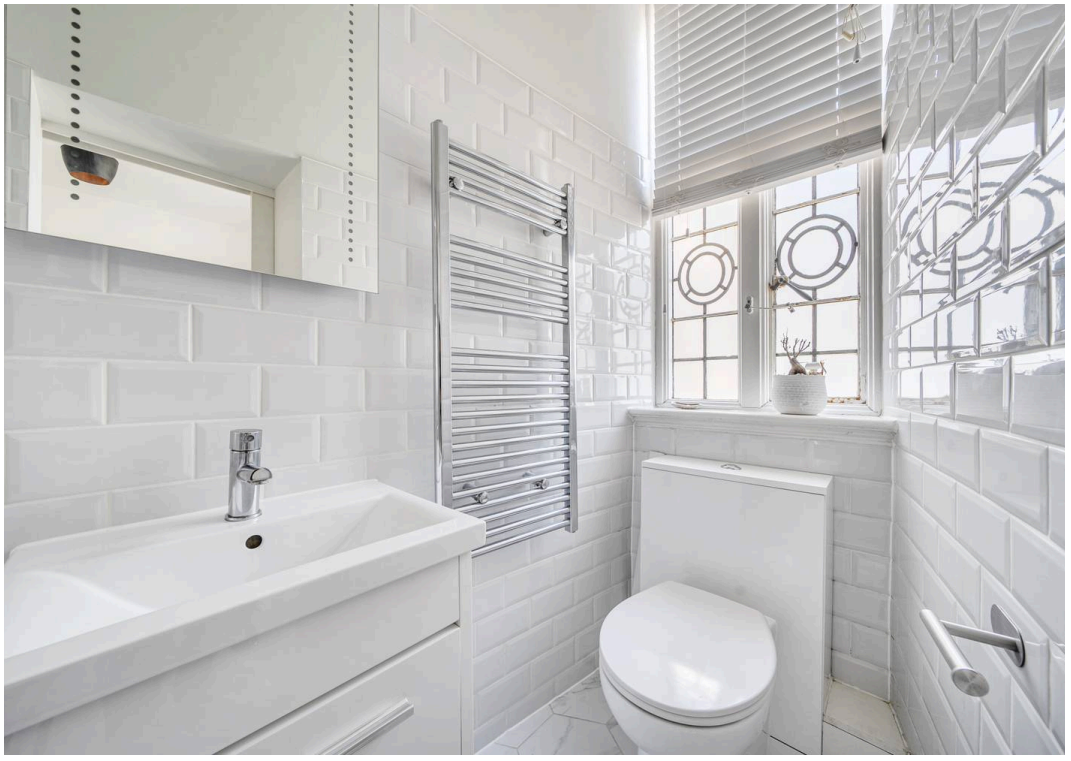
Floor Plan

Approx. Gross Internal Floor Area 358 sq. ft / 33.35 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 Kings Estates (the Agent) has not tested any equipment, fixtures, fittings or services and cannot confirm they are in working order or fit for purpose. Buyers should rely on their own solicitor/surveyor. Tenure information is provided by the vendor; title documents have not been inspected. Items shown in photographs are not included unless stated in the written particulars and may be available by separate negotiation. Please confirm availability and book a viewing before travelling.



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