



*Local to you - contactable when you need us*

 **KMJProperty**  
Your local independent Estate Agent

# 12 Molyneux Park Road, Tunbridge Wells

Offers In Region Of £200,000

🛏 1 🪑 1 🚗 1



## CHAIN FREE

This charming apartment occupies the top floor of an attractive Victorian building and is accessed via a well-maintained communal hallway, which also serves the other five flats within the property. The hallway provides seamless access to each room and is equipped with an internal intercom system for secure entry to the building.

Heading through into the kitchen/dining area, the contemporary kitchen is well appointed with a range of integrated appliances, ample upper and lower storage cupboards, contrasting worktops, open shelving, and space for dining. Moving through into the lounge, the room is bright and inviting, enhanced by large windows that allow natural light to flood the space throughout the day.

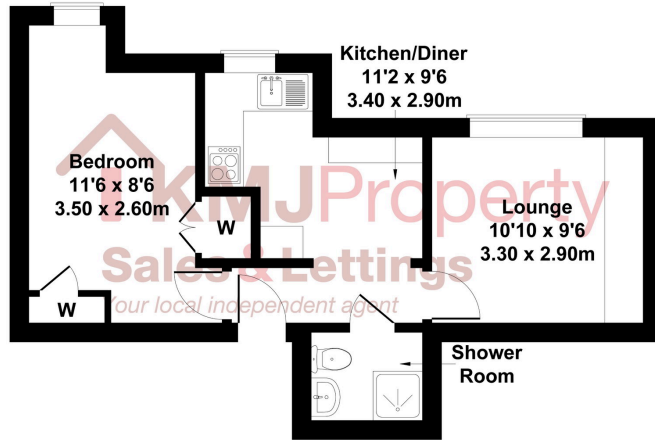
The double bedroom is a comfortable and welcoming retreat, benefitting from fitted/built-in wardrobe space for convenient storage. Lastly, the bathroom is tiled throughout and fitted with a walk-in shower, wash basin, and fitted mirrored wall storage, completing this well-presented home. Situated on Molyneux Park Road in the highly regarded Culverden Down area of Tunbridge Wells, the property benefits from an communal car park to the rear of the building.

Residents also enjoy access to the private and exclusive Molyneux Park Road residents' park, located just down the road from the property. The flat is offered with a share of freehold and a very long lease. A monthly service charge of £211 covers building insurance, maintenance of the communal areas, and contributions to a sinking fund for future works. This is currently being negotiated down by the tenants. Over 900 Years left on the lease. Molyneux Park Road is widely regarded as one of Tunbridge Wells' most desirable residential roads, located on the west side of this vibrant spa town. The property is well positioned for the town centre, local schools, and the mainline station. Tunbridge Wells offers excellent commercial and leisure facilities, including well-regarded restaurants and a wide range of shopping options. The award-winning Bluewater Shopping Centre is approximately 30 miles away, while the popular seaside towns to the south are also within easy reach. The area benefits from excellent schooling options across both state and independent sectors, including those within the sought-after Kent Grammar system, and the mainline station provides fast and frequent services into Central London.



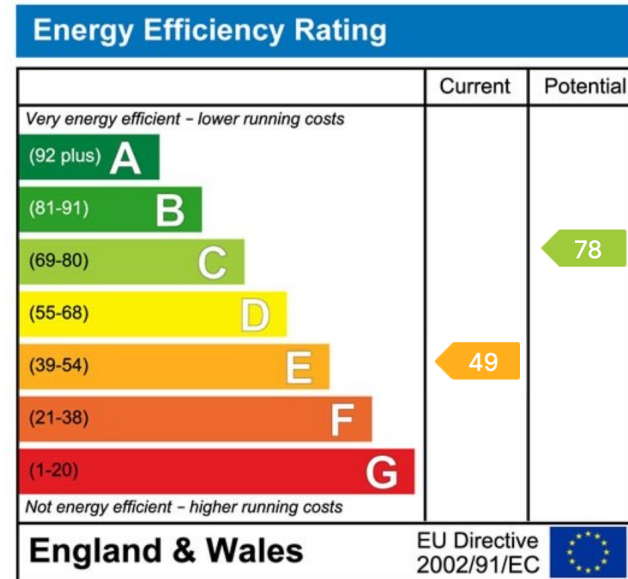
# Molyneux Park Road

Approximate Gross Internal Area  
388 sq ft - 36 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

- CHAIN FREE
- Desirable location
- Modern Kitchen
- Long Lease
- EPC- E
- Share of freehold property
- Top Floor Flat
- Private Residents Parking
- Double Bedroom
- Council Tax Band- A



BRITISH  
PROPERTY  
AWARDS  
2023  
★★★★★  
GOLD WINNER  
ESTATE AGENT  
IN CROWBOROUGH

☎ 01892 515188  
☎ 01342 824824  
☎ 01342 833333



FEDERATION  
OF INDEPENDENT  
AGENTS

📍 Tunbridge Wells  
📍 Crowborough  
📍 Forest Row

BRITISH  
PROPERTY  
AWARDS  
2022  
★★★★★  
GOLD WINNER  
ESTATE AGENT IN  
TUNBRIDGE WELLS