



Alexandre Boyes

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Ground Floor Flat, Mayo House, 66 Mount Ephraim, Tunbridge Wells, TN4 8BG



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Montpelier Lodge, 48 Mount Ephraim, Tunbridge Wells, Kent TN4 8AU

Ground Floor Flat,
Mayo House, 66 Mount Ephraim,
Tunbridge Wells, TN4 8BG

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Private Garden
- Large Cellar
- No Chain.



A well-proportioned two bedroom ground floor apartment occupying an attractive position within the sought after Mayo House on Mount Ephraim.

The property offers comfortable and versatile accommodation, complemented by the considerable benefit of a private garden, a particularly desirable feature for a town centre apartment. The garden provides an excellent space for outdoor entertaining, relaxing or gardening.

Internally, the apartment provides two bedrooms, alongside well-sized living accommodation and the potential to create a comfortable home in a highly convenient Tunbridge Wells location.

A notable additional feature is the large unconverted cellar, offering substantial storage space and excellent potential for a variety of uses, subject to any necessary consents. The cellar provides an unusually generous amount of ancillary space and could appeal to buyers looking for additional storage, a workshop or potential future development possibilities.

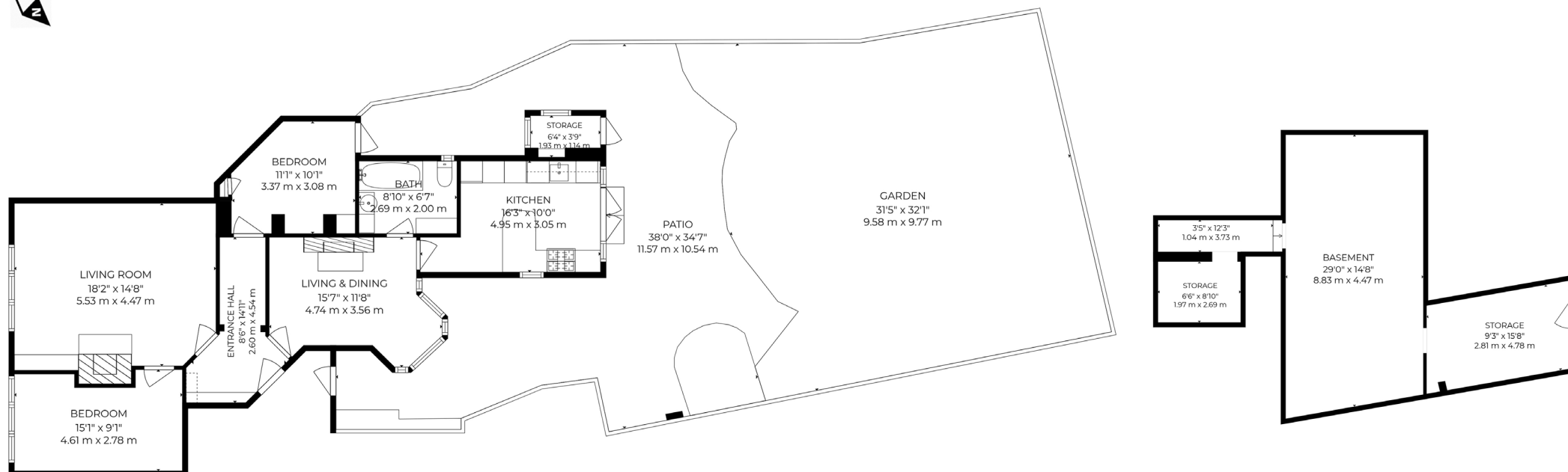
Mayo House is situated on Mount Ephraim, within easy reach of the extensive range of shops, restaurants, cafés and amenities available in central Royal Tunbridge Wells. The area is also well placed for access to the town's railway station, offering regular services to the City and West End in under an hour by fast train.





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Mount Ephraim, TN4
2 bedroom garden flat



Approx. Internal Area
953 Sqft / 89 Sqm

Mount Ephraim, TN4
Basement

Approx. Internal Area
768 Sqft / 71 Sqm

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.

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