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Molyneux Park Road, Tunbridge Wells

Offers In Region Of £200,000

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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.

Upon entering the apartment, you are welcomed into a hallway featuring original wooden floorboards that continue throughout the main living spaces, adding warmth and character. The hallway provides seamless access to each room and is equipped with an internal intercom system for secure entry to the building.

The family bathroom is fitted with a white bath with shower over, a white pedestal wash basin with an overhead mirrored storage cupboard, and a WC. The double bedroom is an inviting space, enhanced by fitted shelving that offers practical additional storage, along with ample room for wardrobe furniture.

The lounge/dining area is a bright and attractive space, benefitting from double sash windows overlooking the front.

Open to the living area, the contemporary kitchen is well appointed with a range of integrated appliances, ample upper and lower storage cupboards, contrasting worktops, and open shelving.

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.

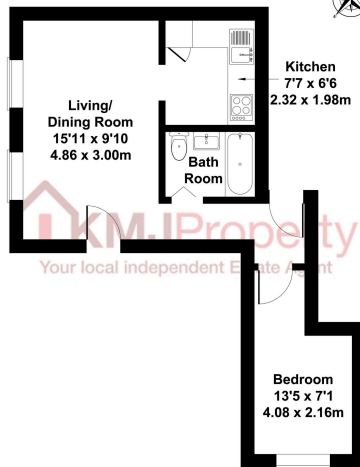
Although the roof area is not demised to the flat, it is privately accessed by this apartment, with maintenance costs covered by the communal fund. Services include mains electricity and water, and the property falls within Tunbridge Wells Borough Council tax band A.

Molyneux Park Road is widely regarded as one of Tunbridge Wells' most desirable residential roads, located on the west side of this vibrant spa



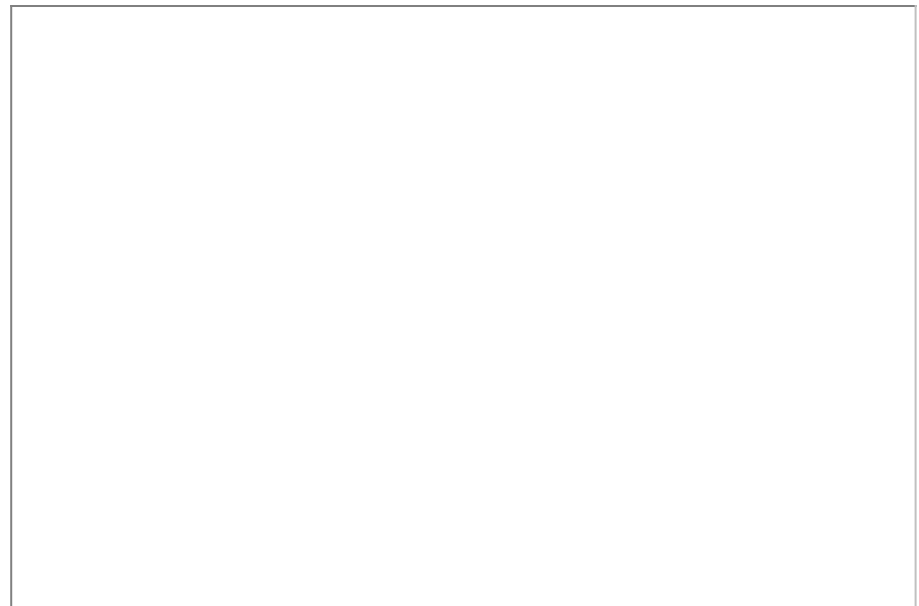
Molyneux Park Road

Approximate Gross Internal Area
366 sq ft - 34 sq m



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

- Desirable location
- Modern Kitchen
- Share of freehold property and private residents' parking space.
- Roof top views
- Bright
- Top floor flat
- Open plan sitting room with open access to the well designed kitchen.



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