



**£585,000**

2B Mount Ephraim Court Molyneux Park Road, Tunbridge Wells, TN4 8DH

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2b Mount Ephraim Court is a spacious, ground floor apartment with three bedrooms. The property benefits from a private patio, sought after Tunbridge Wells location and recently renovated kitchen and bathroom. Viewing is highly recommended.

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### Description

Mount Ephraim Court is an imposing Victorian mansion situated in a sought after Tunbridge Wells location.

Apartment 2b is a well presented three bedroom ground floor apartment with independent access and private patio area. Showcasing Mount Ephraim Court's heritage, the property features sash windows, high ceilings, spacious rooms and Victorian fire surround to the living room. Seamlessly blending the period features with contemporary design, the apartment also benefits from engineered wood flooring and tiles with underfloor heating throughout, built in wardrobes to Bedrooms 1 and 2, and a recently renovated kitchen and family bathroom.

Additionally, residents have use of the verdant communal garden which incorporates seating areas and well established landscaping.

Mount Ephraim Court is situated in a popular, residential area on the West side of Tunbridge Wells. Located within a short walk of the Common, footpaths provides pedestrian access to the town centre and mainline station. Tunbridge Wells Station has regular services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street from approximately 50 minutes.

Tunbridge Wells is a vibrant historic town which offers a wide array of shops, coffee shops and restaurants. Of note, approximately a 0.7 mile walk from the property across the Common, is the Pantiles, which boasts a plethora of independent cafes and boutiques, a bi-monthly market and is home to 'Live at the Pantiles'.

Tenure: Leasehold with lease of 999 years from 19th April 2004.

### Additional Information

Services: Mains gas, electricity, water and drainage.

Tax Band: C

### Disclaimer

\*N.B This is a residential resale and not a new home\*

We endeavour to make our sales particulars accurate and reliable. However, please note that they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Additionally, the services, systems and appliances listed in this specification have not been tested by us and therefore no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact RPC Land & New Homes. Please note that fixtures and fittings other than those mentioned are to be agreed with the seller.