



BOYNE PARK
TUNBRIDGE WELLS - £375,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

Flat 5, 8 Boyne Park
Tunbridge Wells, TN4 8ET

Stunning two-bedroom apartment in prime residential area.

Communal Entrance & Stairs To First Floor - Private Entrance Hall With Oak Flooring & Entry Phone - Sitting Room With Oak Flooring & Large Bay Window - Refitted Kitchen With Cooker & Hob - Stylish Contemporary Shower Room - Gas Central Heating - Allocated Parking Space - Share Of Freehold

A completely refurbished, wonderful two bedroomed first floor apartment being offered chain free and set within an attractive building located within the very desirable Boyne Park area of Tunbridge Wells. Features include oak flooring to the entrance hall and sitting room which has a large sash bay window. The kitchen has been refitted with a comprehensive range of wall and base units with stonework tops and a range of appliances. There are two large double bedrooms and the shower room has been fitted with contemporary fittings and metro styling tiled walls. The apartment has its own allocated parking space and has the advantage of having a share of the freehold. If you're looking for a turnkey apartment in a wonderful building then we have no hesitation in recommending you view this particular home without delay.

The accommodation comprises, communal entrance door with stairs leading to first floor landing. Solid private entrance door to:

ENTRANCE HALL:

Oak wood flooring, entry phone, cast iron radiator, recessed storage cupboard.

SITTING ROOM:

A good size room with oak flooring and large sash bay window with outlook to the front, two cast iron radiators, coving to ceiling, power points, TV point, picture rail.



KITCHEN:

Refitted with a comprehensive range of wall and base units with attractive quartz stone worktops. Deep white Butler style sink with mixer tap. Fitted washer/dryer, dishwasher, electric oven and gas hob with filter hood over. Space for standing a fridge/freezer. Tiled floor, tiling adjacent to worktops, cast iron radiator. 'Vaillant' gas fired boiler housed within a wall cupboard. Electrically operated side window.

BEDROOM 1:

Two side windows, cast iron radiator, power points.

BEDROOM 2:

Window to side, cast iron radiator, power point, coved ceiling, picture rail.

SHOWER ROOM:

Fitted with a contemporary white suite comprising of a low level WC, wash hand basin with mixer tap and cupboard beneath, large walk-in shower with both rainfall head and hand spray with multi paned glass shower screen. Metro styling tiled walls, tiled floor, wall lighting, extractor fan.

OUTSIDE:

The property has the benefit of an allocated parking space.

SITUATION:

The apartment is located at the top of Boyne Park within a very desirable area of Royal Tunbridge Wells which is approximately 0.4 miles distance from the entrance to the towns shopping centre. Royal Tunbridge Wells has an excellent mix of social, retail and educational facilities including a number of sports and private clubs covering golf, cricket, rugby and gyms. It also offers a combination of independent retailers and restaurants with further multiple facilities being found at the Royal Victoria Place and adjacent Calverley Road pedestrianised precinct. In the southern part of the town you will find the Old High Street with its independent boutiques and historic Pantiles, famous for its pavement cafes, restaurants and bars and host to Jazz evening and local Farmers Market.



For the commuter traveller the town enjoys two mainline stations offering fast and frequent services to both London termini and the South Coast, with Tunbridge Wells mainline station being approximately 0.65 miles away, together with good road connections to the A21 linking with the M25.

TENURE:

Leasehold with a share of the Freehold
 Lease -999 years from 25 March 1984
 Service Charge - currently £2280.00 per year
 No Ground Rent

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

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
 Mobile Phone Coverage search Ofcom checker
 Flood Risk - Check flooding history of a property England - www.gov.uk
 Services - Mains Water, Gas, Electricity & Drainage
 Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



23 High Street, Tunbridge Wells,
 Kent, TN1 1UT

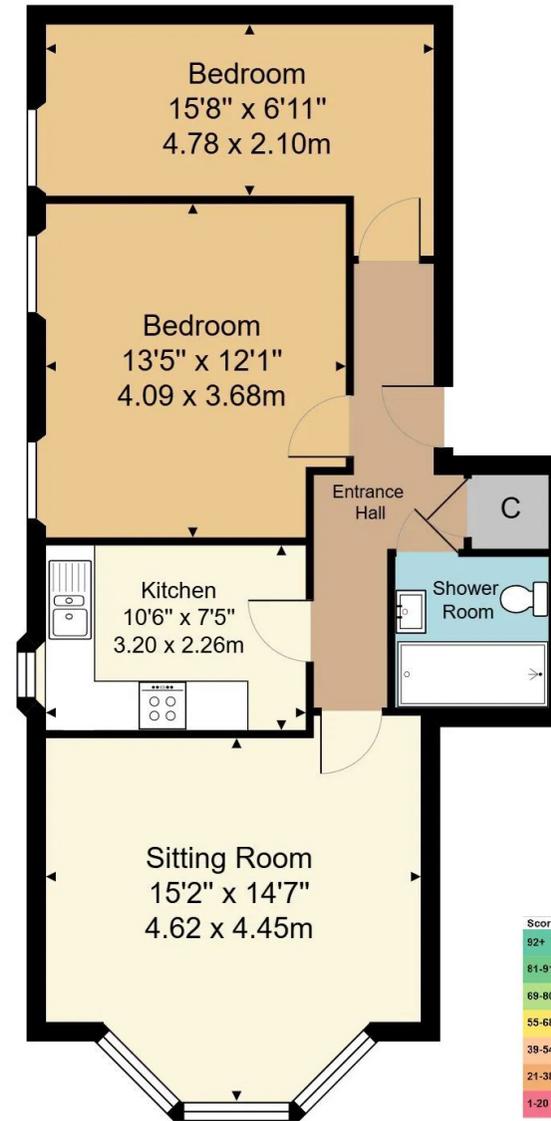
Tel: 01892 511211

Email:

tunbridgewells@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
 TUNBRIDGE WELLS, SOUTHBOROUGH &
 ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Area 691 ft² ... 64.2 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.