



Connells

Boyne Park
Tunbridge Wells

Boyne Park Tunbridge Wells TN4 8EL

for sale offers in excess of
£325,000



Property Description

Upon entering, you are welcomed by a spacious reception-style hallway, with stairs leading up to a generous open-plan kitchen, living, and dining area. Velux windows flood the room with natural light, showcasing the impressive space and its high-quality finishes. The contemporary kitchen features grey handleless units, complemented by a bespoke Carrara marble work surface and full-length upstands. A range of integrated appliances includes a stainless steel oven, ceramic hob, extractor hood, slim-line dishwasher, and fridge-freezer. Thoughtfully designed, the layout perfectly balances practicality with sophisticated, modern styling.

The property further comprises two double bedrooms, one of which benefits from a built-in wardrobe, along with a stylish family bathroom and an additional cloakroom/utility space.

A rare advantage in such a central location, the apartment also offers allocated parking and direct access onto Tunbridge Wells Common, providing a wonderful blend of town-centre convenience and green surroundings. High ceilings and period details throughout enhance the sense of space, character, and elegance.

Perfectly positioned in the heart of Tunbridge Wells, the property places shops, parks, cafés, and the mainline train station all within

easy walking distance. Whether you are drawn to period charm, contemporary finishes, or outstanding convenience, this exceptional apartment truly delivers it all.

Communal Entrance Hall

Entrance Hall

Bedroom One

Kitchen/Lounge/Dining Room

Restricted Head Height

Bedroom Two

Bathroom

Cloakroom/Utility

Outside

Allocated Parking For One Car

Additional Features & Upgrades

Recently Installed Electric Radiators

Kitchen

- Light grey oak engineered wood flooring
- Grey handleless units

- Bespoke Carrara marble work surface
- Integrated appliances is included, comprising a stainless steel oven, ceramic hob, extractor hood, slim-line dishwasher, and fridge-freezer.

Bathroom

- Orchard chrome shower riser system over the bath with screen.
 - LED lighting
 - De-misting mirror
 - Clarity vanity unit
 - Marble-effect hexagon floor tiles
 - Elephant & Castle grey brick wall tiles
- Utility/Cloakroom
- Marble-effect hexagon floor tiles
 - Elephant & Castle grey brick wall tiles

Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another

scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations-Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.









Total floor area 72.8 m² (784 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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5 Vale Road
TUNBRIDGE WELLS TN1 1BS

EPC Rating: D Council Tax
Band: B

Service Charge:
1600.00

Ground Rent:
325.00

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406737

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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