



**Molyneux Court Molyneux Park Road,  
Tunbridge Wells, Kent**



**KMJProperty**  
Your local independent Estate Agent

- 3 Bedroom Apartment
- Top Floor
- Chain Free
- Double Garage
- Balcony
- EPC C, Council Tax D
- Mainline Station 0.7 miles

On the top floor, boasting beautiful views, is this spacious two/three bedroom apartment.

With versatile configuration this apartment offers a room with a balcony which could be used as a reception room or bedroom, the balcony also has a sun canopy/awning. Also one of the versatile rooms boasts a feature fireplace, with a coal effect gas fire.

There is a shower room with a separate W/C.

The kitchen and bathroom although functional, would benefit from some updating, however this apartment shows fantastic potential and the kitchen offers rear access.

Communal gardens benefiting from luscious green grass, mature shrubbery and established flower beds are maintained for the use of the residents at Molyneux Court.

Off Road parking and a double garage are also included. The property also benefits from gas fired heating and a fully serviced boiler.

This property offers significant loft space in addition to built-in storage.

Service charge- £200 PCM \*\* SHARE OF FREEHOLD \*\* 157 Years remaining on the Lease

Molyneux Court is located just off Molyneux Park Road and just a 15-minute walk (0.7 miles) from Tunbridge Wells High Street and Mainline Station, which offers a direct service to London and the Coast. Royal Victoria Shopping Centre is also within walking distance as well as plenty of other amenities including bars, restaurants, pubs, coffee shops, hairdressers, bakers, butchers, supermarkets, chemists, etc.

**MORE PROPERTIES REQUIRED IN ALL AREAS**





## Notes

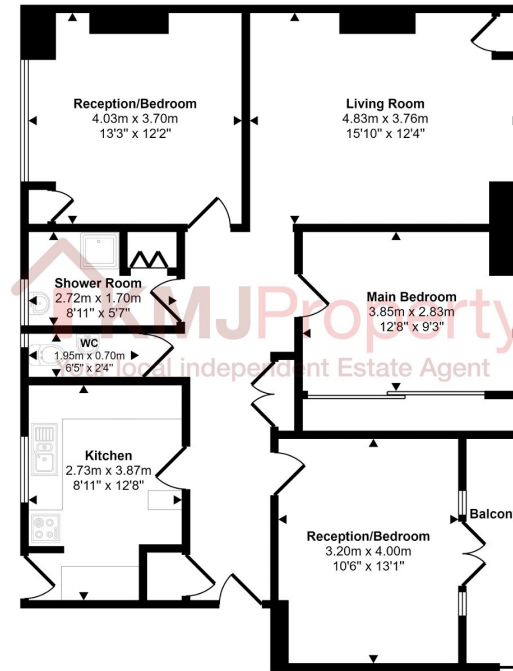
What3Words - [///heavy.clever.zoom](https://www.what3words.com/#!/heavy.clever.zoom)

From Tunbridge Wells Mainline Station, proceed down Vale Road to the A26 London Road, head north in the direction of Tonbridge. Turn left into Church Road, right into Castle Road, right into Mount Ephraim and left into Molyneux Park Road and Molyneux Court will be found on the left hand side a short way down the road.

Council Tax: D

Tenure: Share Of FreeHold

Approx Gross Internal Area  
91 sq m / 983 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**AGENT NOTE:** KMJ Property, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or the existence of any Covenants or other legal matters which may affect the property.

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