



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Ground Floor Apartment
- 1 Bedroom
- Top of Chain
- Town Centre Location
- Allocated Parking Space
- Energy Efficiency Rating: E

Molyneux Park Road, Tunbridge Wells

£210,000

woodandpilcher.co.uk



Flat 1, 12 Molyneux Park Road, Tunbridge Wells, TN4 8DN

Situated on one of Tunbridge Wells' most sought after roads, this quiet ground-floor, one-bedroom flat in a period conversion offers exceptional proximity to Tunbridge Wells High Street, The Pantiles, Tunbridge Wells Common, as well as the mainline station.

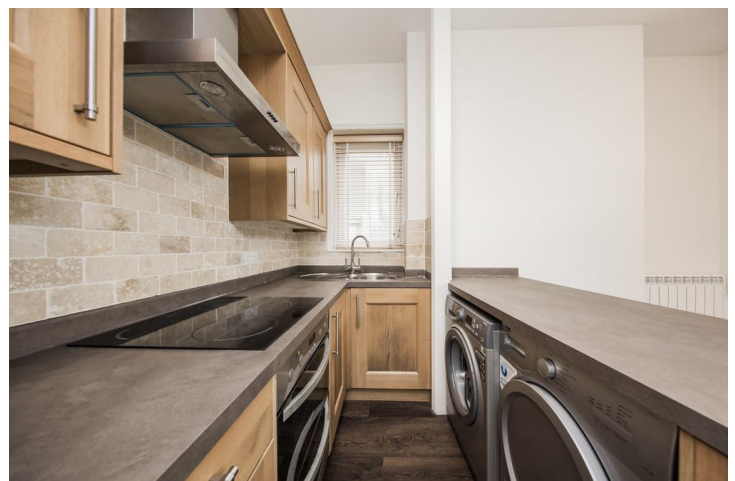
In addition to its prime location, the property boasts 507sqft of living space, enhanced by 9.5ft ceilings, expansive southernly bay windows, and an open-plan kitchen and living area. The flat also includes a designated parking space and being sold with a share of the freehold and as top-of-chain. As a ground-floor flat, it also accommodates wheelchair accessibility, ensuring ease of access for all residents.

Investors Guide: An estimated monthly rental of £1,100pcm and an asking price of £210,000 suggest a gross yield of 6.29%. After accounting for annual charges, the net yield is projected to be 5.09%.

Based on the array of features this property offers, its prime town centre location, its top-of-the-chain status, and its yield potential, we are confident it will attract a diverse range of interested parties, including first-time buyers and investors. We recommend scheduling a viewing at your earliest convenience.

KITCHEN:

The open-plan peninsula style kitchen features ample storage provided by below-counter and wall-mounted units, laminate worktops, space for a tall freestanding fridge and undercounter washing machine and dryer, electric hob with an oven below, and a stainless-steel circular sink with a tiled splashback. An easterly double-glazed window ensures plenty of natural light, while a recirculating extractor fan above the hob maintains air quality.



LIVING ROOM:

Covering 288sqft and featuring a lofty 9.5ft ceiling height, wooden floors and substantial 10-inch skirting boards. A half-bay southerly window offers views of a mature hedgerow and the allocated parking space. The space is equipped with three electric radiators and an intercom system. The fuseboard is also housed in this room.

HALLWAY:

There is one airing cupboard providing storage space, along with an additional cupboard that houses a 120-litre electric immersion water tank.

BATHROOM:

Spacious and well-appointed, this room features high ceilings and is decorated with tiled flooring and partially tiled walls. It includes a shower-bath combination, a pedestal basin sink, an extractor fan, and an electric towel radiator.

BEDROOM:

The generously proportioned bedroom spans 158sqft and boasts an impressive ceiling height of 9.5ft. Enhancing its charm are a 10-foot southerly-facing bay window with views of mature hedgerow and shrubs, along with elegant 10-inch skirting boards and picture railings. The room is equipped with 2 electric radiators for comfort.

PARKING:

There is one circa 15x9ft separate and allocated parking space located at the front of the property complete with a security bollard.

SITUATION:

The property is located on a popular and highly regarded residential road adjacent to Mount Ephraim in the centre of Tunbridge Wells. Within a short walking distance is Tunbridge Wells' Common with its attractive areas of woodland walks, highly regarded public houses and excellent access to both town and railway station on the other side. Tunbridge Wells itself has an excellent mix of social, retail and educational facilities including several sports and social clubs, two theatres, a good offering of multiple shops primarily at the Royal Victoria Place and adjacent Calverley Road precinct with a mix of principally independent retailers, restaurants and bars located between Mount Pleasant and the Pantiles.

TENURE:

Leasehold with a share of the Freehold
999 years from 25 March 1989 (964 years remaining)
Service Charge - currently £2,532pa / £211pcm
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:

B

VIEWING:

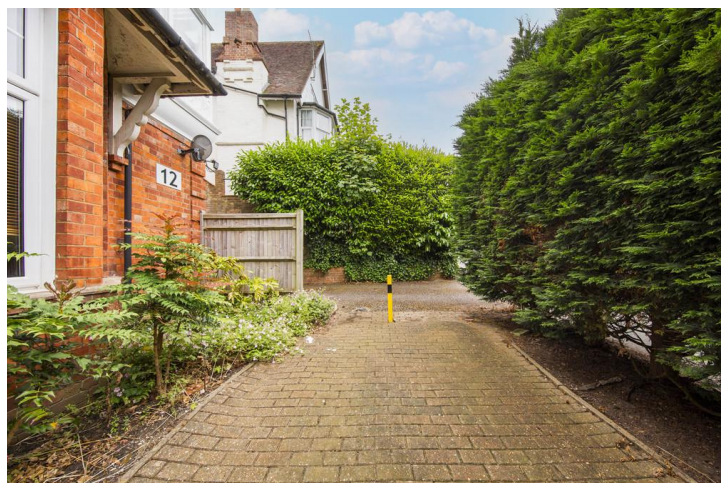
By appointment with Wood & Picher 01892 511211

AGENTS NOTE:

The monthly rental figure and yields are estimates and cannot be guaranteed.

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, Electricity & Drainage
Heating - Electric



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



Approx. Gross Internal Area 507 ft² ... 47.1 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.

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