



## Flat 6

83 Mount Ephraim, Tunbridge Wells, TN4 8BS

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An attractive one bedroomed upper ground floor flat benefitting from its own terrace garden in a handsome period house with views over Tunbridge Wells Common and within walking distance of the Pantiles and Central Station.

Communal Hall, Hall, Sitting/Dining Room, Kitchen Double Bedroom, Bath/Shower Room, Rear Hall, own entrance out to Terrace Garden, Permit Parking available.

**Guide price £230,000-£250,000 Share of Freehold**





## The Property

- ◆ Ground floor flat in a handsome double fronted period (1862) detached house.
- ◆ Sought after Mount Ephraim location with views on to Tunbridge Wells Common.
- ◆ Attractive accommodation with well-proportioned rooms retaining period features including a marble fireplace and beautiful sash windows with original shutters.
- ◆ Communal hall retaining period staircase to the first and second floors, front door to hall with access to all rooms.
- ◆ Delightful sitting room with tall ceiling and period triple sash windows with views towards Tunbridge Wells common and retaining the original folding shutters, coved ceiling, and wooden flooring.
- ◆ Kitchen with part opening to the sitting/dining room, fitted with worktops incorporating a stainless steel sink and drainer, gas hob with stainless steel splashback and extractor above, electric oven, washing machine/dryer, fitted cupboards including wall mounted cabinets, tiled splashback, window to side, matching wall mounted cupboard housing brand new Nest controlled gas fired combi-boiler providing central heating and domestic hot water.
- ◆ Bathroom comprising panelled bath with shower above, pedestal wash basin, low level WC, window to the side and tiled floor.
- ◆ Double bedroom features a beautiful marble fireplace surround with tiled hearth, tall sash window with working folding shutters, coved ceiling and built in wardrobe cupboard with panelled doors.
- ◆ Rear hall with floor to ceiling fitted storage cupboard with shelving and space for ironing board etc
- ◆ Half glazed panelled door leading out to outside terrace garden with wrought iron railings and enjoying an attractive backdrop.

**Mount Ephraim, TN4**  
Approximate Gross Internal Area = 37 sq m / 400 sq ft



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## Practicalities

- ◆ All mains services are connected.
- ◆ Gas Fired Central heating with brand new Nest controlled gas combi-boiler.
- ◆ Share of Freehold.
- ◆ 103 years of a 125 year lease remaining.
- ◆ There are 8 flats within the building.

## Outgoings

- ◆ £182 per month which provides a contribution to a sinking fund which includes cleaning of the communal parts, window cleaning and tending the garden, plus buildings insurance.

## Viewing

Strictly by appointment only through sole agents Sumner Pridham  
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