



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Beautiful 2nd Floor Period Apartment
- Spacious Accommodation
- Two Double Bedrooms
- Large Reception Room
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: D

Molyneux Park Road, Tunbridge Wells

OFFERS IN EXCESS OF £450,000

woodandpilcher.co.uk

9 Mount Ephraim Court , Molyneux Park Road, Tunbridge Wells, TN4 8DH

This beautifully spacious period apartment is located within the desirable Mount Ephraim part of town close to the Common, town centre and mainline station. Located on the second floor, accessible either by lift or staircase, the property has a spacious hallway, large reception room with period fireplace, two double bedrooms, a large bathroom including shower cubicle and bath, separate cloakroom and a kitchen/breakfast room. The property is very light and airy with tall sash windows and period features including deep skirting boards, cornices and feature fireplaces. The property has been very well maintained by the current owners and tastefully decorated and enjoys residents' gardens to the side of the period building. Permit parking may be available by application to the council on Molyneux Park Road and surrounding roads and the property has no onward chain thereby streamlining the purchasing process.

ENTRANCE:

Communal entrance door with secure intercom access to the ground floor, lift or stairs to second floor. Private entrance to:

HALLWAY:

A good sized hallway with wooden flooring throughout, two sash windows to side, radiators, thermostat.

SITTING ROOM:

A beautifully bright room with three sash windows with outlook to garden parkland to the rear, feature fireplace with cast iron inset, wooden flooring, radiator, coving.

KITCHEN/BREAKFAST ROOM:

A good range of wall, base and drawer units with complementary solid walnut wooden worktops. Inset one and a half bowl sink and drainer with mixer tap. Built in washing machine, dishwasher, fridge and freezer. Double oven with gas hob and extractor hood over. Part tiling to walls, shelving, radiator, wooden flooring. Two windows to rear.

BEDROOM 1:

A good sized double bedroom with sash window to side, range of fitted wardrobes to one wall, radiator, carpet.

BEDROOM 2:

A further double bedroom with sash window to side, feature fireplace, radiator, carpet.

BATHROOM:

A spacious bathroom comprising of panelled bath, large walk in shower cubicle, wash hand basin with cupboards underneath and tiled splashback, low level wc. Heated towel rail, shelving, built in store cupboard housing wall mounted Alpha combination gas central heating boiler, downlights, wooden flooring. Sash window to side.



CLOAKROOM:

A separate cloakroom with low level wc, wall mounted wash hand basin with tiled splashback. Wooden flooring, radiator. Sash window to side.

OUTSIDE:

There are gardens to the side of the period building for use by residents.

PARKING:

All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability and costs of parking permits for the area.

SITUATION:

The property is located on Molyneux Park Road, a popular and upmarket prestigious residential address with excellent proximity to the town centre and Common. Tunbridge Wells town centre is a short walk away and enjoys an excellent mix of both independent and multiple retailers, with the latter primarily found at the Royal Victoria Place Shopping Centre and associated Calverley Road and with a further impressive selection of independent retailers, restaurants and bars principally located between the top of Mount Pleasant and the Pantiles. The town has a number of sports clubs and societies - including two theatres - and a good number of highly regarded schools at primary, secondary, independent and grammar levels. The town also enjoys a main line railway station offering links to both London and the South Coast.

TENURE:

Leasehold with a share of the Freehold

Lease - 999 years from 19 April 2004

Service Charge - currently £3200.00 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.

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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

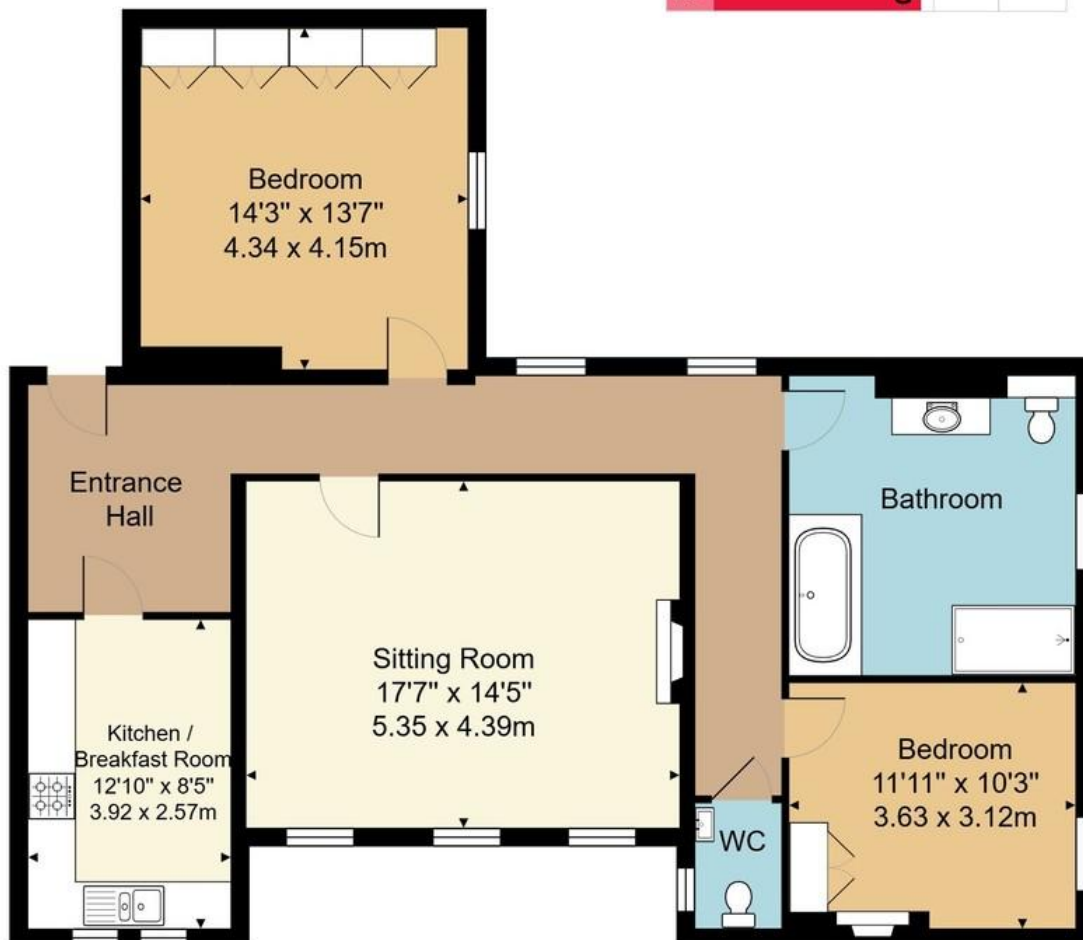
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1110 ft² ... 103.1 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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 Tunbridge Wells 01892 511211
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