



**KINGS ESTATES**

PROFESSIONALS IN PROPERTY



## Flat 8

57 Mount Ephraim, Tunbridge Wells

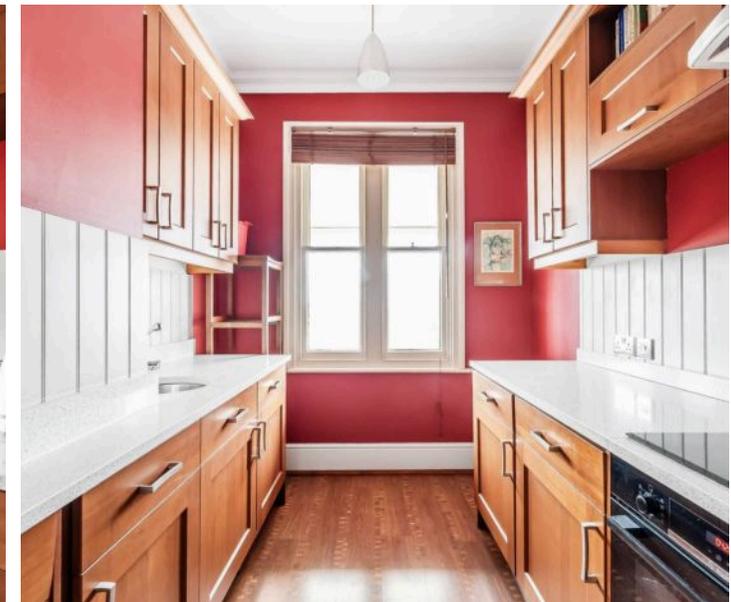
Kings Estates are pleased to present this bright second floor apartment with far reaching views over Tunbridge Wells, balcony, two ensuite bedrooms and allocated parking close to the Common.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- Second floor apartment with elevated far reaching views
- Prime position beside Tunbridge Wells Common
- Close to the town centre and mainline station
- Bright and airy accommodation with high ceilings
- Impressive sitting and dining room with bay window
- Shaker kitchen with stone worktops and integrated appliances
- Two double bedrooms both with ensuite
- Principal bedroom with balcony access and fitted wardrobes
- Useful additional storage room accessed from communal hall
- One allocated parking space to the front of the building





Kings Estates are **pleased to present** this bright and beautifully proportioned second floor apartment, enjoying elevated far reaching views across Tunbridge Wells and set beside the open spaces of Tunbridge Wells Common. Ideally positioned for the town centre and mainline station, this impressive home combines period charm with modern comfort, offering high ceilings, large sash windows and a wonderfully airy feel throughout.

The spacious entrance hall sets the tone, leading to a generous sitting and dining room with a striking bay window framing the outlook across the town. Built in cupboards and shelving add both character and practicality. The shaker style kitchen is equally impressive, finished with stone worktops and matching upstands, and fitted with integrated appliances including an induction hob and oven, washing machine, fridge, freezer and dishwasher. Both bedrooms are comfortable doubles, with the principal bedroom featuring a large bay window, access to a private balcony, two built in double wardrobes and a stylish ensuite bathroom with window and sliding doors. The second bedroom benefits from a built in cupboard and its own ensuite shower room, making the layout ideal for guests or sharers.

Externally, the property enjoys the rare advantage of a private balcony to take in the views, a useful additional storage room accessed from the communal hall, and one allocated parking space to the front of the building. A superb opportunity to secure a spacious and elegant apartment in one of Tunbridge Wells' most desirable locations.

#### **OTHER INFORMATION**

COUNCIL TAX BAND - C (Tunbridge Wells Borough Council)

TENURE - Leasehold

LENGTH OF LEASE - 988

ANNUAL GROUND RENT - £100

GROUND RENT REVIEW PERIOD - TBC

ANNUAL SERVICE CHARGE AMOUNT - £1600

SERVICE CHARGE REVIEW PERIOD - TBC

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

## THE LOCATION

Tunbridge Wells, the only spa town in Southeast England, is renowned for its elegant architecture and rich cultural, entertainment, and shopping attractions. Among its highlights is the historic Pantiles, famed for its charming Georgian colonnade, vibrant summer jazz festivals, regular food and craft markets, and the famous Chalybeate Spring. The town offers two theatres, an abundance of cafés and restaurants, and a blend of national retailers and independent boutiques.

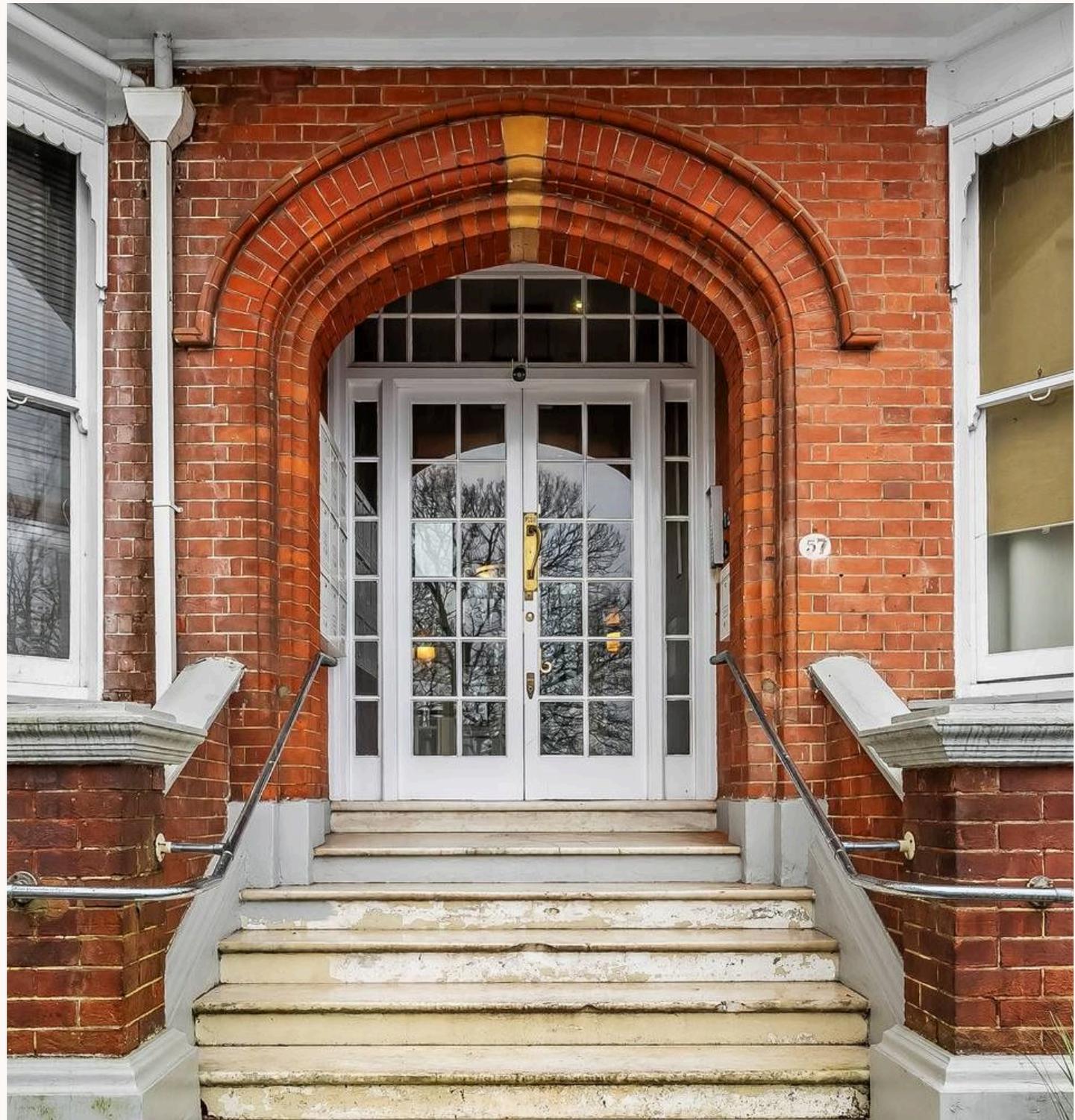
The property is conveniently located near Tunbridge Wells Sports Centre, The Common, and the well-known Wellington Rocks. The Common features scenic crisscross footpaths and the Higher Common Ground cricket pitch, perfect for outdoor activities and leisurely walks. Nevill grounds provide excellent tennis facilities, and the prestigious Nevill Golf Club is also easily accessible, along with various local cycling routes.

Situated on the town's desirable Western side, Molyneux Place is within walking distance of Royal Victoria Place, the High Street, and the mainline station (0.5 miles away). The nearby St John's area offers excellent amenities, including mini-supermarkets, cafés, bars, restaurants, hair salons, and a variety of local shops.

Transport: Tunbridge Wells mainline station (approximately 0.5 miles) provides fast and frequent services to London Charing Cross, London Bridge, Waterloo East, and Cannon Street, with journey times from 50 minutes. The Centaur Commuter Coach service also stops along Mount Ephraim.

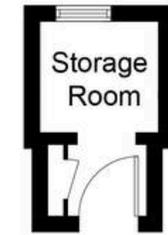
Connectivity: The A26 connects to the A21 north of the town, providing access to the M25 (junction 5) and the national motorway network, as well as routes to the South Coast. Gatwick Airport is approximately 23 miles west, accessible via the motorway or the A264.

Schools: The area is home to several highly regarded schools, including Skinners, Tunbridge Wells Girls' Grammar School (TWGGS), Tunbridge Wells Grammar School for Boys (TWGSB), St John's CE Primary, Bennett Memorial Diocesan, and St Gregory's Catholic School.



Approximate Gross Internal Area = 87.6 sq m / 943 sq ft  
Storage Room = 3.4 sq m / 36 sq ft  
Total = 91.0 sq m / 979 sq ft

 = Reduced headroom below 1.5m / 5'0

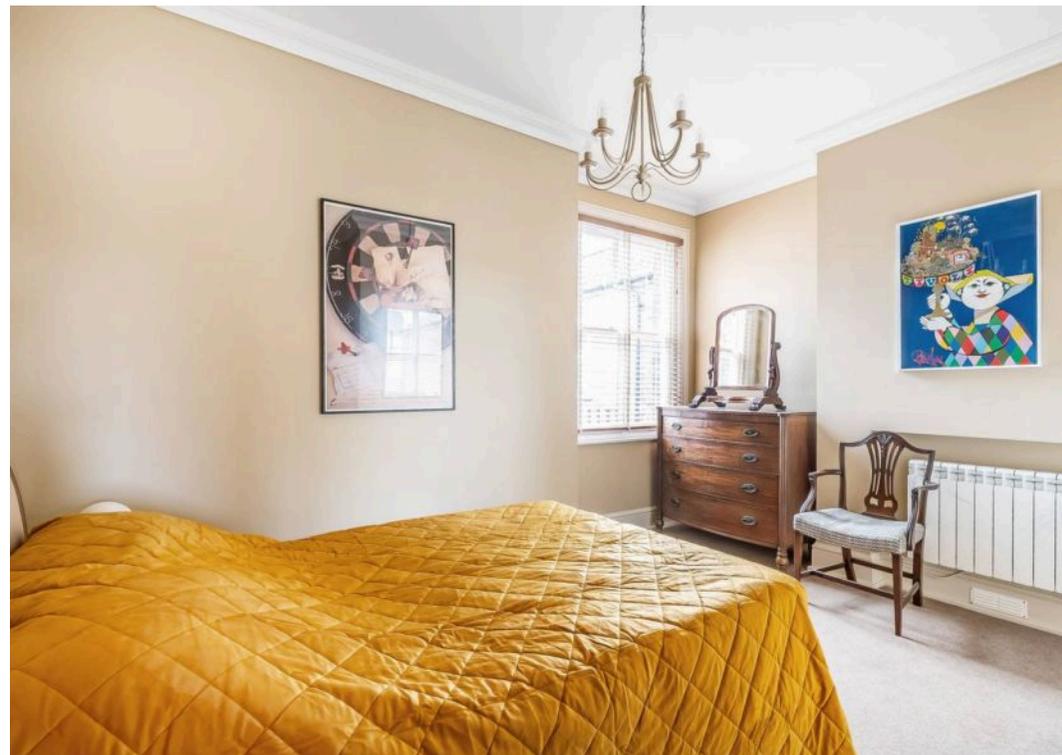


(Not Shown In Actual Location / Orientation)

### Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1273720)

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# Kings Estates

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