

Boyne Park

Tunbridge Wells • Kent • TN4 8ET



KINGS ESTATES
PROFESSIONALS IN PROPERTY



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Kings Estates are pleased to offer this ground floor light and airy 2 bedroom apartment within a large Victorian Mansion house. The property is located in a picturesque part of Royal Tunbridge Wells close to Main Line Station and Town Centre and with the added benefit of off road parking. The apartment has many original character features including high ceilings and large sash windows - allowing in a plethora of light.

- Beautiful Ground Floor Apartment
 - Own Private Entrance Door
 - Two Bedrooms
- Bathroom with Shower Over Bath
- Open Plan Living Room / Kitchen
- High Ceilings & Original Character Features
 - Share of Freehold Tenure
 - Fantastic Central Location
 - Off Road Parking Space
- Viewing Comes Highly Recommended

EPC Rating: E



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SITUATION

The property is located in the sought after road of Boyne Park. It is approximately a 10 - 15 minute walk to the Main Line Station and Town Centre. Tunbridge Wells offers many shopping and entertainment facilities and only a short walk away from the property is the old High Street and the historic Pantiles.

ACCOMMODATION

Approximate Internal Floor Area: 560 Sq Ft / 52 Sq M.

KITCHEN / LIVING ROOM 15' 08" x 14' 10" (4.78m x 4.52m)

A fully fitted white high gloss kitchen with wooden work tops and electric hob. Wooden flooring. Large feature fireplace with wooden trimming around the outside. Also there are two large sash windows offering plenty of light.

BEDROOM ONE 11' 09" x 9' 09" (3.58m x 2.97m)

The master room is of a good size, it has cream carpets and neutral decor, and a large sash window offering plenty of light to the property.

BEDROOM TWO 11' 02" x 9' 09" (3.4m x 2.97m)

The second bedroom again is of a good size, it has beige carpets, a large sash window making the room airy and light and is in good decorative order.

BATHROOM 8' 09" x 7' 01" (2.67m x 2.16m)

Fitted white bathroom suite consisting of a W/C, hand basin and a shower over the bath. The bathroom has white metro tiles and mosaic border tiling around the edging of the room.



OUTSIDE

PARKING

There is residents off road parking to the front of the building - 1 space is available for this flat.

COMMUNAL GARDEN

Well tended communal garden for residents use.

OTHER INFORMATION

TENURE - Share of Freehold (1/7th share)

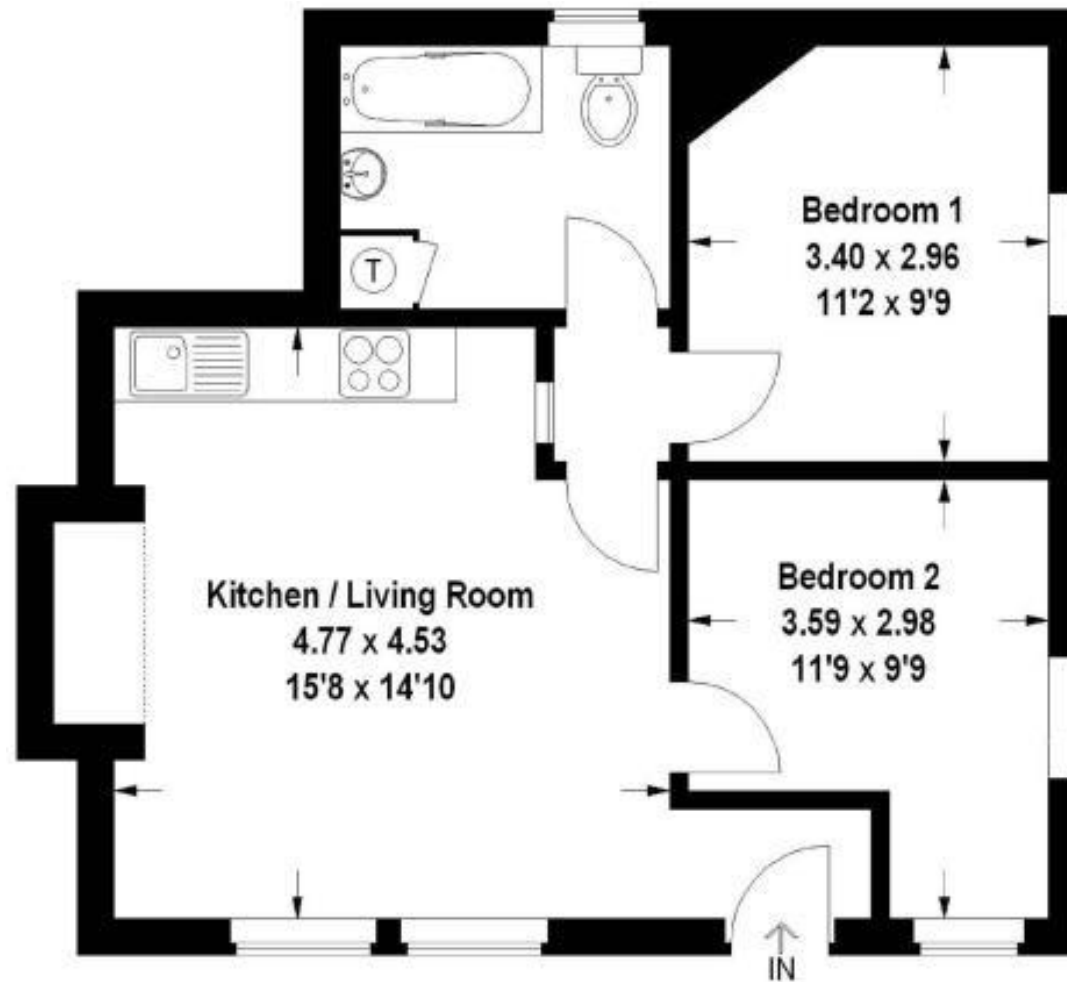
LEASE - 999 years from 1st August 2006

SERVICE CHARGE - Approximately £165 per month

GROUND RENT - N/A

COUNCIL TAX BAND - B - £1,533.77 for year 2021/22

RENTAL HISTORY - This property has previously been let for £900 per calendar month



Ground Floor

Approx Internal Floor Area = 560 sq ft (52 sq m)



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.



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