



# Alexandre Boyes



40 Park House, Kingswood Road, Tunbridge Wells, TN2 4BP



**01892 525522**  
[www.alexandre-boyes.co.uk](http://www.alexandre-boyes.co.uk)



Entrance Hall, Kitchen, Sitting/Dining Room, Two Bedrooms, Ensuite Shower Room, Bathroom, Age restriction of 55 years and above, No Chain.

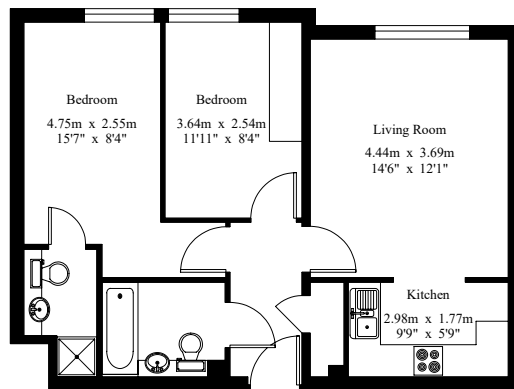
communal reception room which adjoins the conservatory which in turn leads to the garden. On the ground floor there is a guest suite that can be pre-booked for visitors.

A well-proportioned second floor two-bedroom apartment in this popular development within walking distance of Dunorlan Park and around 1/2 mile of the town centre. The residents of Park House benefit from a lift to all floors, a House Manager during weekday mornings, large attractive

Tunbridge Wells has an excellent range of leisure and shopping facilities including The Royal Victoria Place shopping centre. The main line station is within walking distance and offers services to The City and West End in under an hour by fast train.

40 Park House

Gross Internal Area : 58.0 sq.m (624 sq.ft.)



Second Floor



For Identification Purposes Only.  
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A copy of the full Energy Performance Certificate is available on request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTES

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

