



Alexandre Boyes



12 Beaumont House, Mount Ephraim, Tunbridge Wells, TN4 8BB



01892 354080
www.alexandre-boyes.co.uk

Entrance Hall, Kitchen open to Sitting Room, Bedroom One with Ensuite Shower Room, Second Bedroom, Bathroom, Balcony, Views over Tunbridge Wells, Parking Space, No Chain.

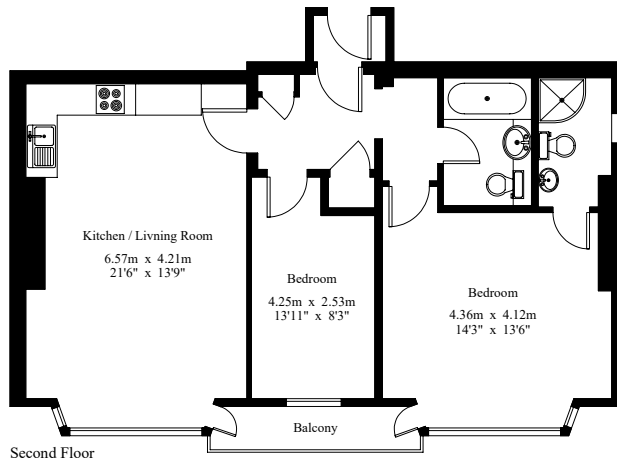
A well proportioned two bedroom apartment located in this handsome period house overlooking the town with the benefit of a private parking space and balcony. Viewing recommended.

The property is conveniently located on Mount Ephraim, an easy walk to the town centre, high street and Pantiles shops and restaurants. Tunbridge Wells has an excellent range of educational, leisure and shopping facilities including The Royal Victoria Place shopping centre. The main line station is within a short walk and offers commuter services to The City and West End in under an hour by fast train.



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Gross Internal Area : 72.9 sq.m (784 sq.ft.)



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A copy of the full Energy Performance Certificate is available on request.

Score	Energy Rating	Current	Potential
92+	A+		
81-91	A		
69-80	B		
55-68	C		
49-54	D		
39-48	E		
31-38	F		
1-29	G		

Score	Energy Rating	Current	Potential
87	D	87	75

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.

