



# Alexandre Boyes



Top Floor Flat, 70 Mount Ephraim, Tunbridge Wells, TN4 8BG



**01892 354080**  
[www.alexandre-boyes.co.uk](http://www.alexandre-boyes.co.uk)

Entrance Hall, Sitting Room, Kitchen, Dining Room, Bedroom One with En Suite Shower Room, Second Bedroom, Bathroom, Far Reaching Views, No Chain.

A beautifully refurbished two bedroom top floor apartment in this handsome period house overlooking the town. The apartment has some of the finest views we have seen and an internal viewing is highly recommended. No Chain.

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.



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



**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.

