



Alexandre Boyes



Apartment 2, Grove Hill House, 21-27 Grove Hill Road, Tunbridge Wells, TN1 1SA



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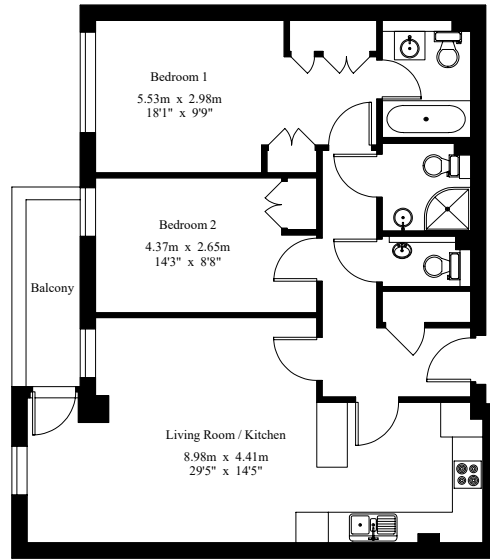
Entrance Hall, Sitting Room open to Kitchen, Bedroom One with Ensuite Bathroom, Second Bedroom, Shower Room, Cloakroom, Balcony, Parking Space, Lift to all Floors

A well proportioned two bedroom apartment with the benefit of parking and a balcony in this convenient position within a short walk of Tunbridge Wells main line station and high street.

Tunbridge Wells has an excellent range of educational, leisure and shopping facilities including the Royal Victoria Place shopping centre and Pantiles. There are a selection of highly regarded schools in the area both at primary and secondary level, many within walking distance. Tunbridge Wells main line station benefits from regular services to the City and West End in under an hour by fast train.

Apartment 2, Grove Hill House

Gross Internal Area : 80.1 sq.m (862 sq.ft.)



First Floor



For Identification Purposes Only.
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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		
39-54	D		
21-38	E		
1-20	F		

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.

