



Alexandre Boyes



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Entrance Hall, Kitchen open to Sitting Room, Bedroom, Bathroom, Parking Space, No Chain

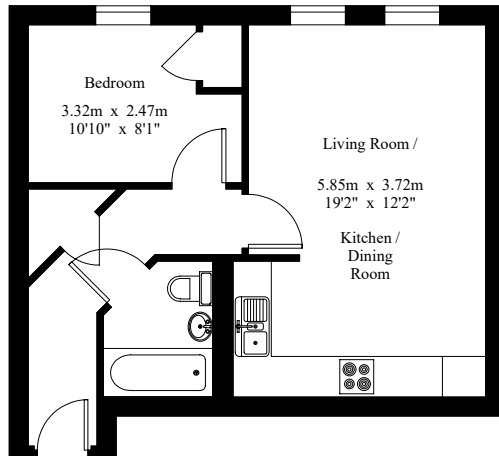
Viewing highly recommended. Ideal Buy to Let or First time purchase.

A well proportioned one bedroom apartment in this landmark building overlooking communal grounds, within an easy walk of the town centre.

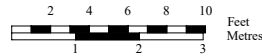
Tunbridge Wells benefits from a range of leisure and sporting facilities including the Royal Victoria Place shopping centre, High Street and the historic Pantiles.

52 Edison Court

Gross Internal Area : 42.7 sq.m (459 sq.ft.)



Second 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.

