



# Alexandre Boyes



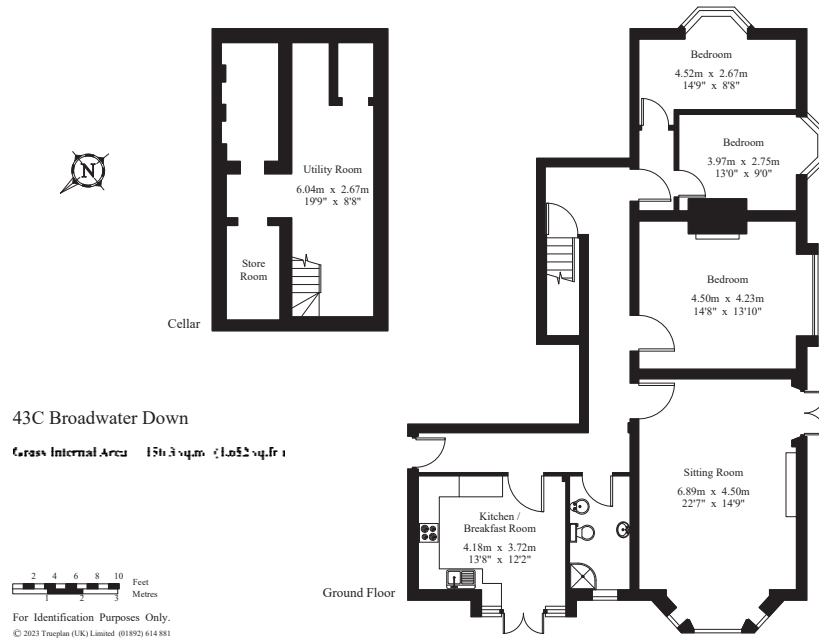
43C Broadwater Down, Tunbridge Wells, TN2 5NU

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

Private Entrance, Entrance Hall, Kitchen/Breakfast Room, Sitting Room with doors to Garden, Three Bedrooms, Shower Room, Utility Room, Store Room, Private Garden, Garage, Parking.

A beautifully presented ground floor apartment with the benefit of its own private entrance and garden, located in this highly popular road on the south side of town. The property has a wealth of period features, with high ceilings, ornate cornicing and period windows. Viewing is highly recommended.

Tunbridge Wells has an excellent range of educational, leisure and shopping facilities including the Royal Victoria Place shopping centre. There are a selection of highly regarded schools in the area both at primary and secondary levels. Tunbridge Wells station benefits from regular 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.

