



Alexandre Boyes



9 Mansion House Mews, Grove Hill Road, Tunbridge Wells, TN1 1SX



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Entrance Hall, Sitting/Dining Room, Kitchen, Bedroom One with Ensuite, Second Bedroom, Bathroom, Garage, No Chain.

A well proportioned two bedroom first floor apartment in this popular gated development, with the benefit of a garage.

Grove Hill Road is superbly located within walking distance to the popular Claremont Primary School, Calverley Park and main line station. Also within a short walk is the famous Pantiles with its specialist shops, restaurants and bars. Tunbridge Wells has an excellent range of educational, leisure and shopping facilities including The Royal Victoria Place shopping centre.

Mansion House Mews, Grove Hill Road
 Total Area: 63.7 m² ... 686 ft² (excluding garage)
 All measurements are approximate and for display purposes only.



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		
1-20	G		

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.

