



Alexandre Boyes

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Flat 1, 20 Earls Road, Tunbridge Wells, TN4 8EA



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Montpelier Lodge, 48 Mount Ephraim, Tunbridge Wells, Kent TN4 8AU

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Tunbridge Wells, TN4 8EA

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Two Bedrooms
- Ensuite Shower Room
- Shower Room
- Private Garden
- No Chain
- Access to Private Park



A beautifully presented two bedroom ground floor apartment arranged over two floors, located in this highly popular road behind Mount Ephraim with the benefit of its own private garden. The property has been extensively renovated and extended by the present owners and a viewing highly recommended.

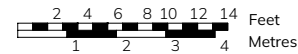
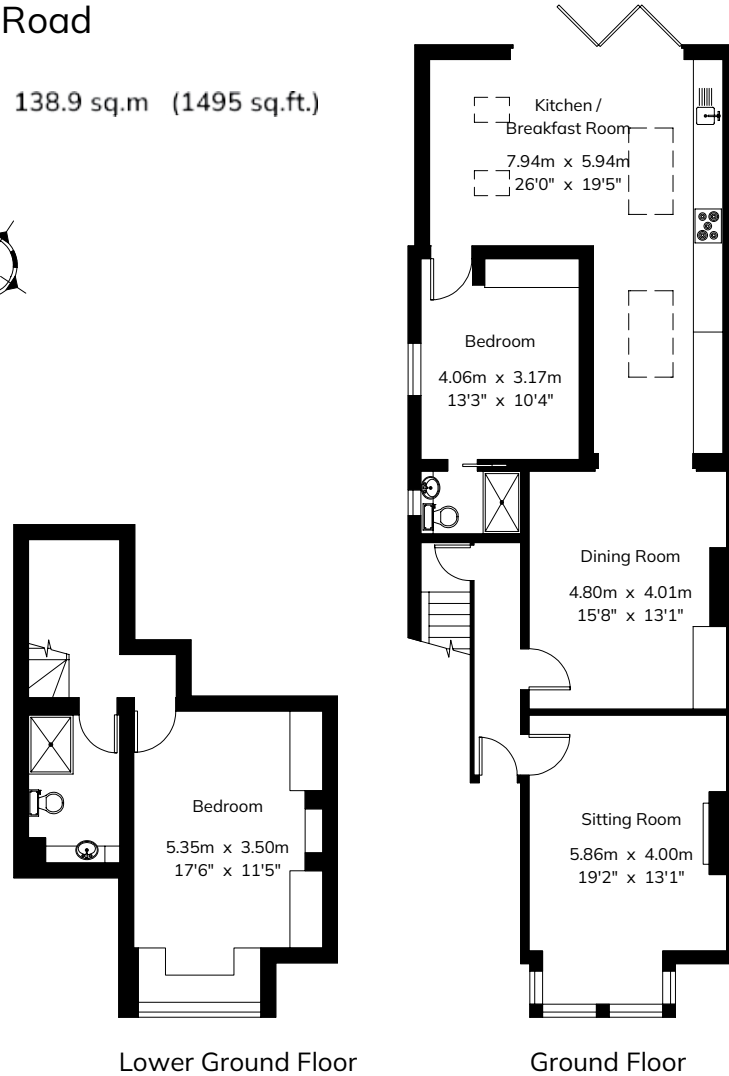
Mount Ephraim is known for its specialist shops, restaurants and bars and within a short walk of Tunbridge Wells town centre and mainline station. Tunbridge Wells has an excellent range of educational, leisure and shopping facilities including the Royal Victoria Place Shopping Centre. The main line station offers commuter services to the City and West End in under an hour by fast train. A viewing is highly recommended to appreciate this fantastic property in one of the towns finest addresses.

Viewing Strictly by appointment with Alexandre Boyes 01892 354080. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property



Flat 1, 20 Earls Road

Gross Internal Area : 138.9 sq.m (1495 sq.ft.)



For Identification Purposes Only.

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Score	Energy Rating	Current	Potential
92+	A		
81-91	B		95 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	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.

