



# Alexandre Boyes



Flat 2, 12 Boyne Park, Tunbridge Wells, TN4 8ET



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

Private Entrance, Sitting Room, Kitchen, Two Bedrooms, Bathroom, Private Terrace, Parking Space.

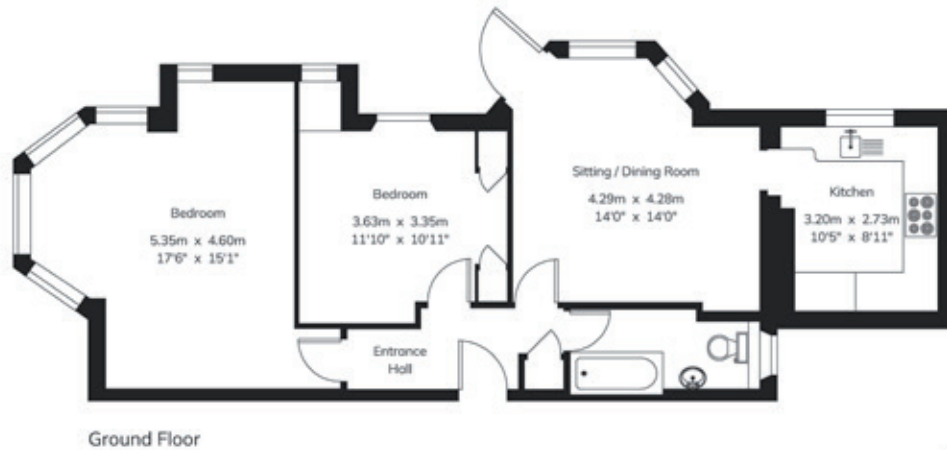
A truly charming two bedroom ground floor apartment in this handsome period house set back behind Mount Ephraim. The property benefits from the period features one would hope to find, as well as a private terrace, private entrance and a parking space. Viewing highly recommended.

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.



### Flat 2, 12 Boyne Park

Gross Internal Area : 70.9 sq.m (763 sq.ft.)



Ground Floor



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.

