



Alexandre Boyes



2 Cambridge Villas, York Road, Tunbridge Wells, TN1 1JD



01892 354080
www.alexandre-boyes.co.uk

Entrance Hall, Sitting Room, Kitchen, Bedroom One with Ensuite Shower Room, Second Bedroom, Bathroom, Parking Space, Small Balcony, No Chain

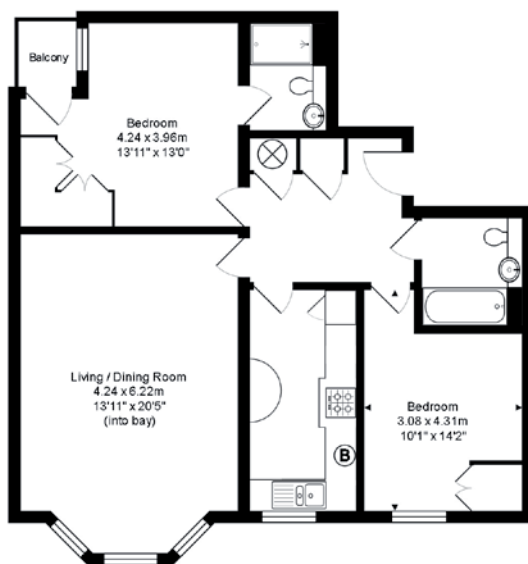
A well proportioned two bedroom apartment in this modern development within a level walk of the town centre, with the benefit of parking. The property is offered with no forward chain and an internal viewing is highly recommended.

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, many within walking distance. Tunbridge Wells station benefits from regular services to the City and West End in under an hour by fast train.

2 Cambridge Villas

Ground Floor Flat

All measurements are approximate and for display purposes only
Total Area: 80.9 m² ... 871 ft² (excluding balcony)



A copy of the full Energy Performance Certificate is available on request.

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	40 (D)	65 (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.

