



Alexandre Boyes



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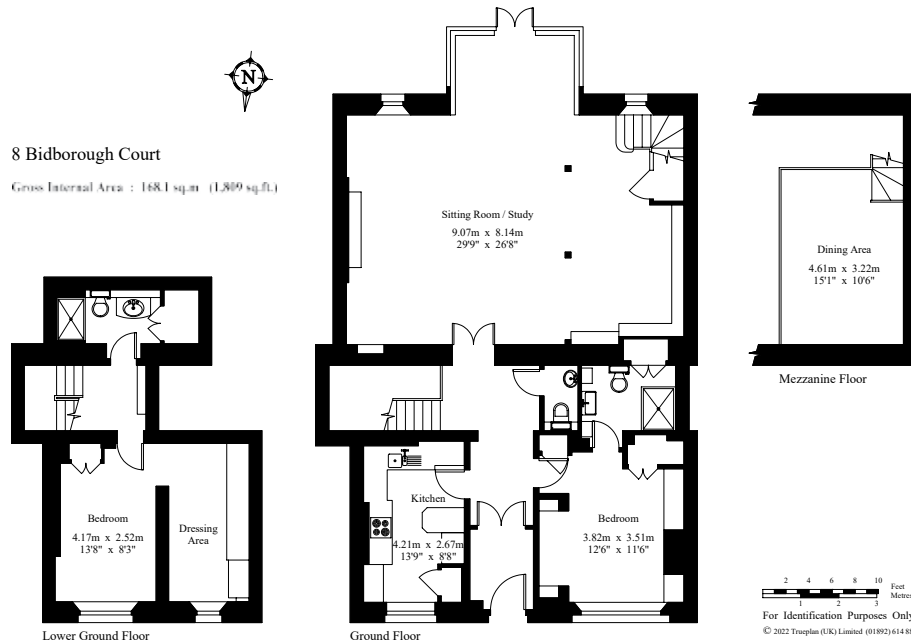


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Sweeping Gravel Drive, Private Entrance, Cloakroom, 29'9 x 26'8 Sitting Room with Mezzanine Level, Kitchen, Two Bedroom Suites, Parking, Garage, Extensive Communal Gardens. Viewing highly recommended.

A superb ground floor two bedroom apartment now in need of a degree of updating in this impressive Grade 11 listed mansion house. The property has one of the finest reception rooms we have seen, believed to be the former billiard room with double height ceilings and doors onto the garden.

Bidborough itself retains all the facilities one would hope to find, such as The Kentish Hare Public House, Local stores, Garage, Cricket Club and Bidborough Primary School. Tunbridge Wells town offers excellent facilities including the Royal Victoria shopping centre and the famous Pantiles. The mainline railway stations at Tonbridge and Tunbridge Wells offer services to London in under one hour.



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.

