

## Alexandre Boyes



www.alexandre-boyes.co.uk

Entrance Hall, Cloakroom, Sitting Room, Dining Room, Kitchen/Breakfast Room, Four Bedrooms, Two Bathrooms, Courtyard Garden, Permit Parking.

An attractive period townhouse arranged over three floors in this prime central location. The property has been recently updated and a viewing is highly recommended. 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.



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## 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.





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

