



# Alexandre Boyes



12 Mount Ephraim Court, Molyneux Park Road, Tunbridge Wells, TN4 8DH



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

Entrance Hall, Kitchen, Sitting Room, Two Bedrooms, Bathroom, Separate W.C, In need of Updating, No Chain. Lift to all floors.

A well proportioned two bedroom apartment in this landmark building behind Mount Ephraim now requiring updating. The property holds a great deal of potential and is within walking distance of the town centre and main line station.

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.



**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.

