

39 Molyneux Place

Molyneux Park Road • Tunbridge Wells • Kent • TN4 8DQ



KINGS ESTATES
PROFESSIONALS IN PROPERTY



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Kings Estates are proud to offer this beautifully presented equally sized 2 double bedroom apartment, set within a prestigious, gated, award winning development with two parking spaces (one underground), close to the common, town centre and mainline station.

- Purpose Built Apartment
- Prestigious Award Winning Gated Development
 - Two Equally Sized Double Bedrooms
 - High Quality Finish
- Two Allocated Parking Spaces (one underground)
 - Visitors Parking
 - Storage Locker
- Close To The Common
- Close To Royal Victoria Place Shopping Centre
 - Walking Distance Of The Mainline Station

EPC Rating: B

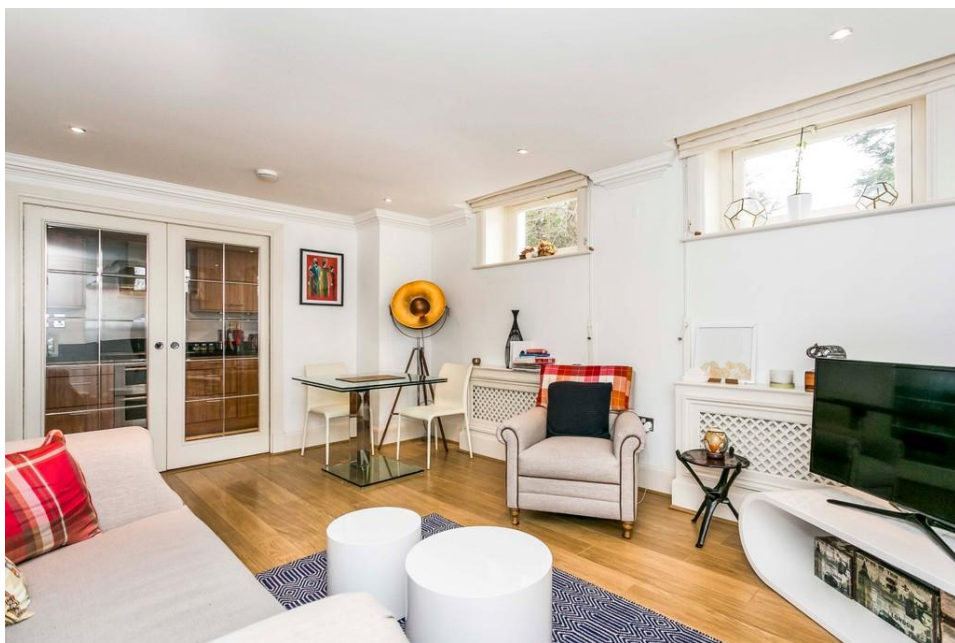


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DESCRIPTION

Kings Estates are proud to offer this beautifully presented apartment, set within a prestigious, gated, award winning development with two parking spaces (one underground), close to the common, town centre and mainline station.

This two-bedroom lower ground floor apartment is situated in an imposing Victorian building on Mount Ephraim which originally formed part of the Earls Court Hotel, which is a landmark building on high ground with views over The Common.

The elegant and well-planned accommodation comprises spacious entrance hall with two storage cupboards, sitting room with sliding doors to modern fitted kitchen, master bedroom with wardrobes and en-suite shower room, and a second bedroom also with wardrobes, which is well served by the family bathroom.

The apartment is finished to a very high-quality specification throughout, offering solid oak floors, a cherry and granite kitchen, and travertine bathrooms. Molyneux Place sits behind secure electronic entrance gates and benefits from underground parking, visitors parking and a storage locker.

SITUATION

Molyneux Park Road is a sought-after residential road situated in the popular Mount Ephraim area on the West side of Tunbridge Wells, about 0.5 miles from the town centre and mainline station. The apartment benefits from its proximity to the Common, with its cricket pitch and network of footpaths, which lies some 75 meters distant and the historic Pantiles, home to the Chalybeate Spring, lies only 1 mile to the South across the nearby Common, with its network of footpaths and cricket pitch.

Tunbridge Wells is the only spa town in the Southeast of England, with elegant architecture and a variety of cultural, entertainment and shopping attractions, including two theatres, numerous cafés and restaurants and a mixture of national multiple retailers and independent shops.

State and private schools: There are many well-regarded schools in the area including Bishops Down Primary School, Rose Hill preparatory school and boys' and girls' grammars, all within a mile.

Mainline rail: Tunbridge Wells (about 0.5 miles) has services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from 50 minutes.

Communications: The A21, accessible just North of Tunbridge Wells, links directly to London and the M25 and thereby to the national motorway network, Heathrow and Gatwick airports and the Channel Tunnel terminus.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION HALL

A grand marble entrance reception hall, video entry, lift and stairs to all floors and CCTV.

PRIVATE ENTRANCE HALL 18' 05" x 09' 10" (5.61m x 3m)

Doors to all rooms, recessed ceiling mounted spotlights, cupboard housing gas fired boiler, and small cloak cupboard.

SITTING ROOM 16' 10" x 12' 00" (5.13m x 3.66m)

Dual aspect room with high level windows to side and rear aspect, recessed ceiling mounted spotlights, open plan with sliding doors to:

KITCHEN 13' 07" x 08' 01" (4.14m x 2.46m)

Partly open to sitting room with sliding doors, side aspect high level window, tiled floor, recessed ceiling mounted spotlights, modern fitted kitchen comprising a range of wall and base units with roll top worksurfaces and matching up-stands. Integrated fridge/freezer, washing machine, microwave and double oven with electric hob, stainless steel splashback and extractor hood over, inset sink with mixer tap, space and plumbing for dishwasher or tumble dryer.

MASTER BEDROOM 13' 06" x 10' 05" (4.11m x 3.18m)

Rear aspect high level window, recessed ceiling mounted spotlights, built in wardrobe, door to:

EN-SUITE

Tiled floor, white suite comprising large shower, wall mounted wash hand basin with mixer tap, low level wc, wall mounted chrome heated ladder style towel rail, recessed ceiling mounted spotlights, built in alcove vanity mirrors with down lighters.

BEDROOM 2 13' 06" x 11' 02" (4.11m x 3.4m)

Rear aspect high level window, recessed ceiling mounted spotlights, built in double wardrobe.

BATHROOM 10' 00" x 05' 07" (3.05m x 1.7m)

Tiled floor, white suite comprising bath with mixer tap, hose attachment and splashback, wall mounted wash hand basin with mixer tap, low level wc, wall mounted chrome heated ladder style towel rail, recessed ceiling mounted spotlights, built in alcove vanity mirrors with down lighters.

OUTSIDE

Molyneux Place sits behind secure electronic entrance gates and this particular apartment boasts two allocated parking spaces (one underground and one above). There is also visitors parking and a storage locker.

OTHER

TENURE - Share of Freehold

LEASE - 999 years commencing 2007

SERVICE & MAINTENANCE CHARGES Approximately £2,736 per annum

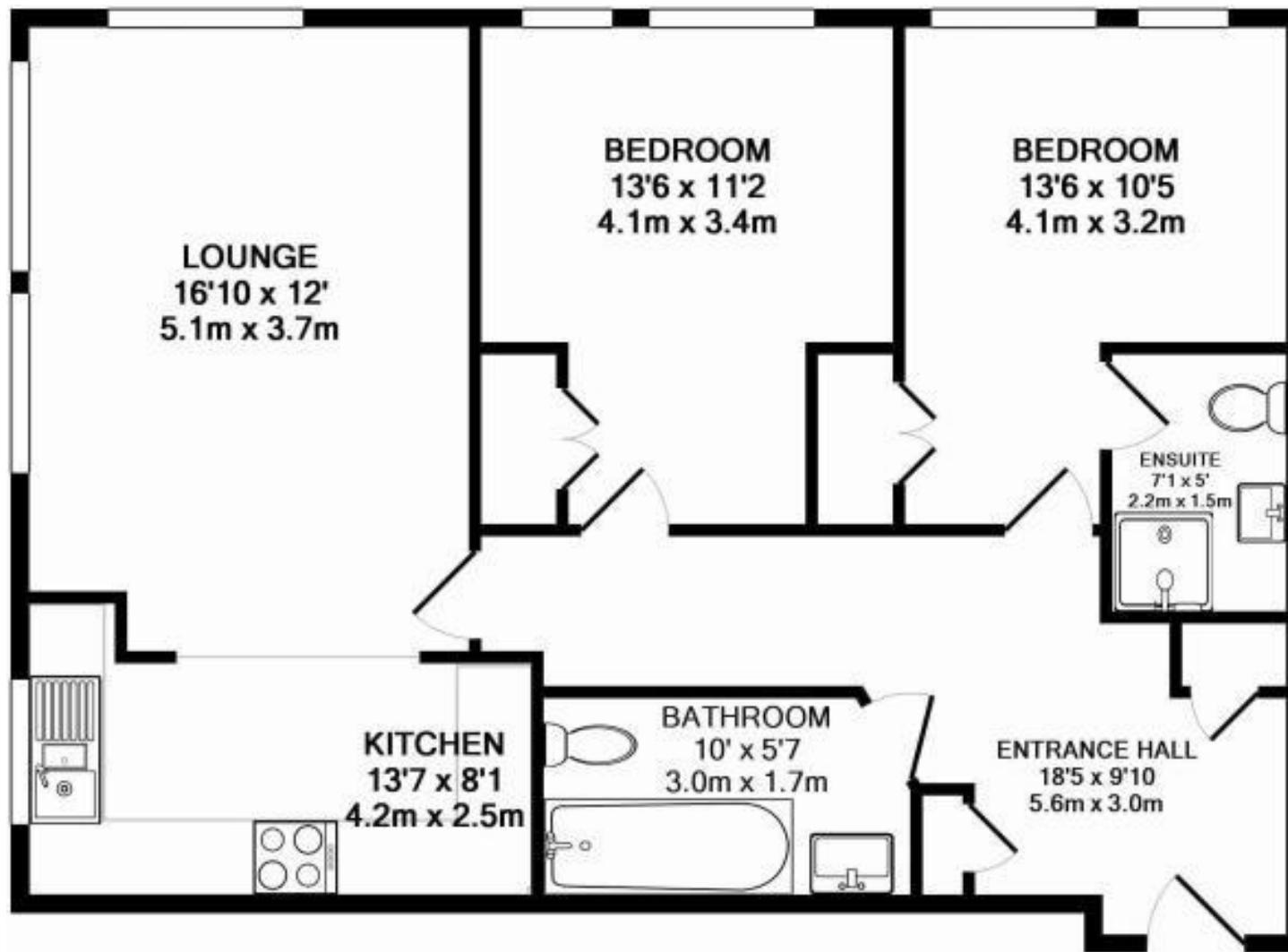
COUNCIL TAX BAND - D - £1,811.63 for the year of 2019/20

Sellers Note - The flat has 'step free access' as it can be accessed from the back of the building and is next to the lift.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.





TOTAL APPROX. FLOOR AREA 789 SQ.FT. (73.3 SQ.M.)





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