



**12 Boyne Park**  
Tunbridge Wells Kent

**\*CHAIN FREE\*** A beautifully presented and spacious ground floor apartment located in sought after Boyne Park, allocated offroad parking, set back from the road and within walking distance of the town centre, station, and Common.

## Guide price £265,000 Share of Freehold

### Situation:

This beautifully presented ground floor one-bedroom property offers comfortable and convenient living being situated in this much sought after and convenient area of Tunbridge Wells, a Royal Borough, much renowned for its the local amenities including the Royal Victoria Shopping centre, the Pantiles, a cinema complex and several theatres.

The property is located within walking distance of the town centre, mainline station, and The Common. For commuters, London Bridge, Charing Cross and Cannon Street are under an hour. The A21 is close with links with the M25.

### Description:

This beautifully presented ground floor apartment features high ceilings providing a tremendous sense of space, is light and airy throughout, and benefits from having just been decorated in delightful neutral tones, and has allocated off street parking.

The property forms part of a handsome period building and includes; a good sized entrance hall with telephone entry system; a spacious tri-aspect living room featuring floor to ceiling sash period windows providing a good deal of natural light; and a separate kitchen featuring a wide range of Shaker style wall and base units, complementary work surfaces, attractive wood effect flooring, stainless steel sink with mixer tap over, and appliances including a 4 ring hob, oven, fridge/freezer, and washing machine.

The apartment also benefits from a good-sized double bedroom with twin period sash windows providing a good deal of natural light, and a spacious bathroom with a space offset bath with shower over, low level w/c, pedestal wash basin with mixer tap over, stainless steel heated towel rail, and attractive wall tiling and wood effect flooring.

The property is perfectly suited to first-time buyers and downsizers alike and is chain free.

**Services:** Mains water and electricity.

**Local Authority:** Tunbridge Wells Borough Council (01892) 526121

**Council tax band:** B

**Current EPC Rating:** E

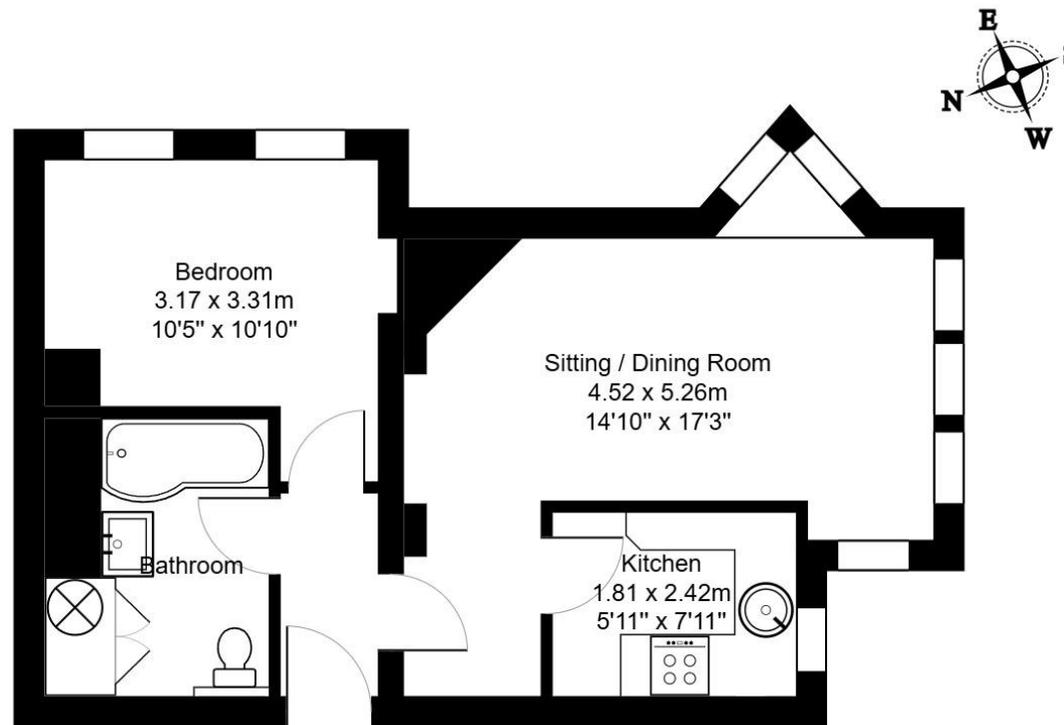
**Property address:** Postcode TN4 8ET

**Lease Length:** Approx. 982 years left

**Service Charge:** To 31/03/26, £224.41 PCM, £2686.92pa

**Ground Rent:** £Nil





### Ground Floor Flat

Total Area: 41.0 m<sup>2</sup> ... 441 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

#### Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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