

# 69F Mount Ephraim, Tunbridge Wells







# 69F Mount Ephraim, Tunbridge Wells TN4 8BG

*Stylish Spacious 2-Bedroom Apartment in Period Conversion*

## **Accommodation Summary**

- Lower ground floor apartment
  - 2 double bedrooms
  - Large reception room
  - Separate fitted kitchen
  - Modern bathroom
    - Cloakroom
    - Prime location
- 0.6 miles distance to mainline station



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk





This stylish apartment is set on the lower ground floor an impressive semi-detached period conversion.

The house sits majestically on the prestigious Mount Ephraim, a stone's throw from the bustling town centre's restaurants, shops and cafes with the green open spaces of Tunbridge Wells Common opposite.

Conveniently accessed through a side archway, a set of steps wind you down to a smart communal entrance hall which is virtually private as it services only two of the apartments.

Entering through its own front door into a wide hallway, neutral and fresh décor seamlessly links each room giving a true sense of space and light. On your left the restful double master bedroom enjoys plenty of natural light from its pretty window. It is a large room with plenty of space for wardrobes and bedroom furniture too.

Opposite the spacious living room is flooded with light from its front windows and glazed door which opens into an enclosed private lightwell. With ample room for a deep sofa and a dining table and chairs it is the perfect space to relax or entertain in and a stunning period fireplace adds character and warmth.

The kitchen which is separated and off the living room is a stylish room with sleek cream metro tiles, cream cabinetry and contrasting warm wooden work surfaces. It is finished to a modern standard with plenty of storage to be found and with room for appliances it is a cook's dream.

At the far end of the hallway, the second bedroom is also a good sized light and airy room.

The bathroom, with a shower over the bath and heated towel rail creates a relaxing and contemporary bathing experience. A separate cloakroom completes the apartment.

Its fantastic location, close to the shops and the mainline station and being well designed and finished to a high standard really make it a show stopper of a home that deserves to be admired.

Part glazed Communal Entrance Door, which opens to:

Communal Reception Hall: with cupboard housing combination boiler, leading to the apartment's own front door opening into:

Entrance Hall with intercom entry phone, radiator, deep storage cupboard with shelving and electricity and space for an appliance and doors opening into:







**Bedroom 1:** 15'9 x 12' rear aspect window with bars and radiator.

**Sitting/Dining Room:** 15'9' x 15'7' front aspect glazed door opening into enclosed light well with glazed picture window to the side, front aspect window, fireplace with tiled hearth and surround, cast iron fire basket insert and painted wooden mantelpiece, alcove shelving, radiator and arch into:

**Kitchen:** 8'10' x 6'11' stainless steel 1 ½ bowl sink with drainer and mixer tap over, space for oven, space for fridge/freezer and plumbing and space for washing machine. The kitchen has plenty of wooden work top space, cream metro tiles, tile effect laminate flooring and a selection of eye and base level cream units with wine rack.

**Bedroom 2:** 11'5' x 10'6' front aspect window and radiator.

**Bathroom:** panel enclosed P shaped bath with wall mounted shower fitting, glass folding shower bath screen, vanity unit with

wash hand basin with mixer tap over and cupboard under, heated towel rail and tiled flooring.

**Cloakroom:** low level WC, wall hung wash hand basin, heated towel rail and tiled flooring.

#### **General:**

Tenure: Leasehold

Length of lease: 107 years remaining

Local authority: Tunbridge Wells Borough Council

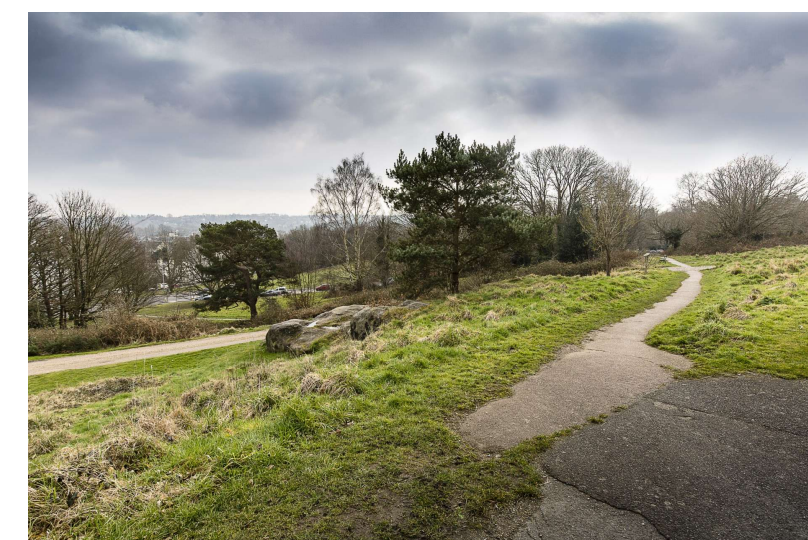
Ground Rent: £100 P/A

Service Charge: £675 P/A

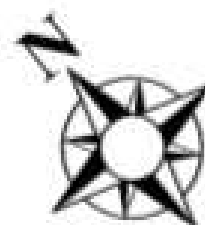
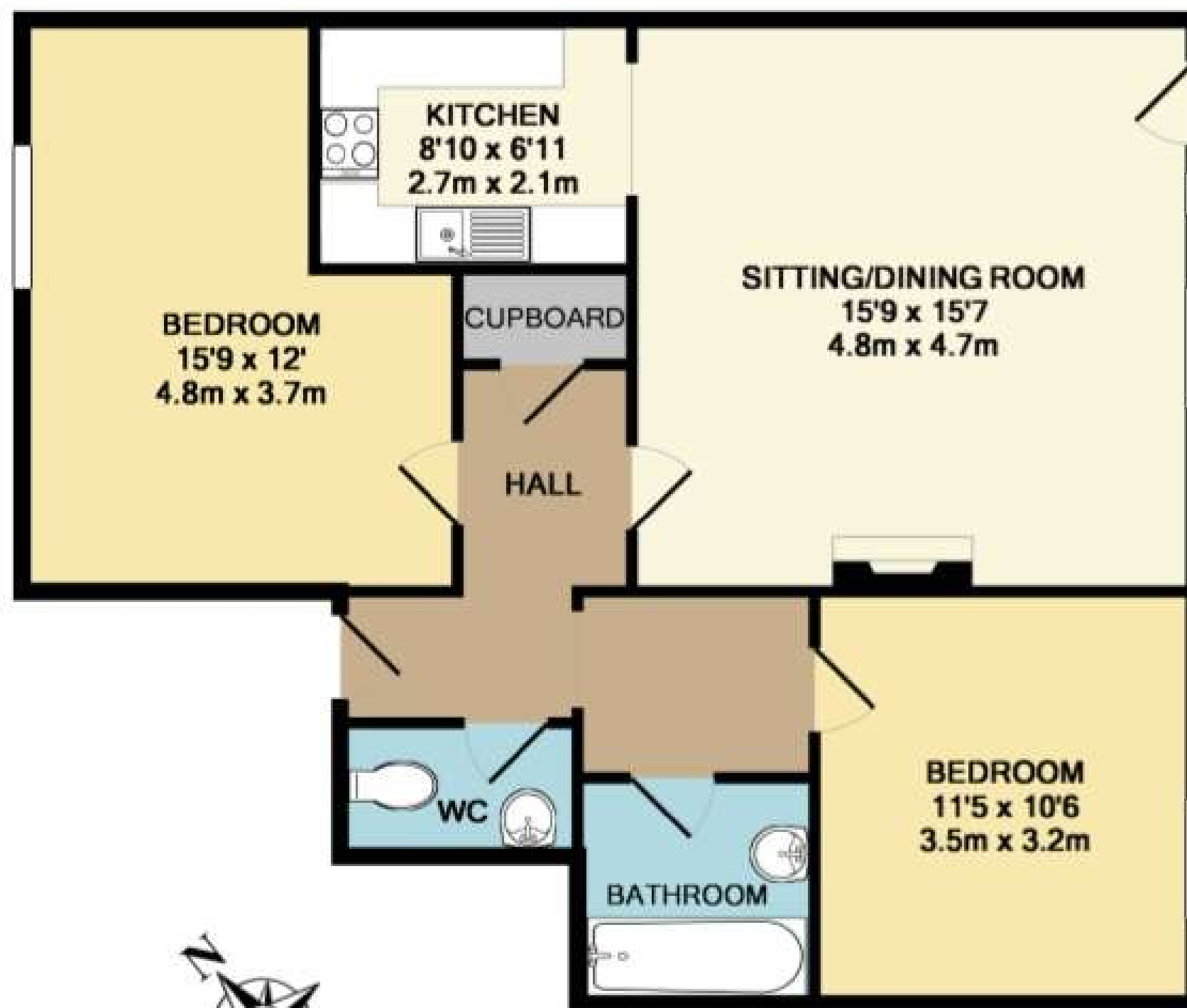
Managing Agent: Warden House Management

Council tax: Band A (£1,087)

EPC: D (65)







TOTAL APPROX. FLOOR AREA 809 SQ.FT. (75.2 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	76
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	64	78
England & Wales		
EU Directive 2002/91/EC		





#### AREA INFORMATION:

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as Holmewood House and Claremont School sit alongside the highly regarded and sought after girls' and boys' grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as Dunorlan and Grosvenor Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.





