



3 Regina Court, Molyneux Park Road, Tunbridge Wells, Kent TN4 8DJ

Guide Price £265,000 Leasehold

When experience counts...

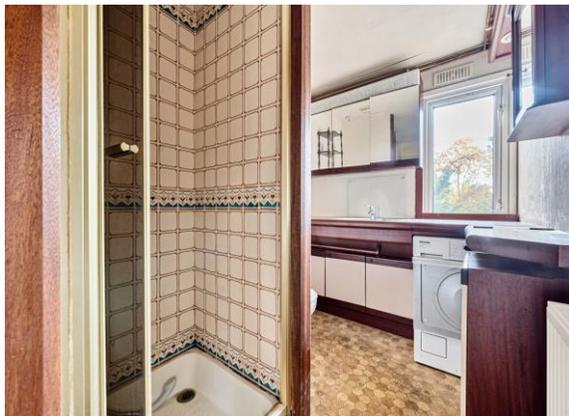
est. 1828
bracketts

A three bedroom apartment, in need of renovation, situated just off Mount Ephraim in a purpose-built block, in a popular tree lined road. Positioned on the first floor of this building which has the benefit of a lift. There is a double aspect sitting room with its own private balcony overlooking the mature, communal gardens and trees beyond, kitchen with fitted units and a window to the side, two bedrooms with windows to the front and a third bedroom with a window to the side. The property also benefits from a garage en bloc.

Offering a great opportunity to update and remodel, this would make a fabulous project for someone wanting an apartment in this sought after location.

- 3 Bedroom First Floor Apartment
- In Need of Modernisation
- Spacious Accommodation
- Popular Location near Tunbridge Wells Common
- Double Aspect Sitting Room with Balcony
- 3 Good Sized Bedrooms
- Lift
- Communal Gardens
- En Bloc Garage





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because of the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:

Council Tax Band: D

Leasehold Information:

The property is Leasehold

Lease Term: 999 years from 21 July 1992

Service Charge: £tbc

Ground Rent: £tbc

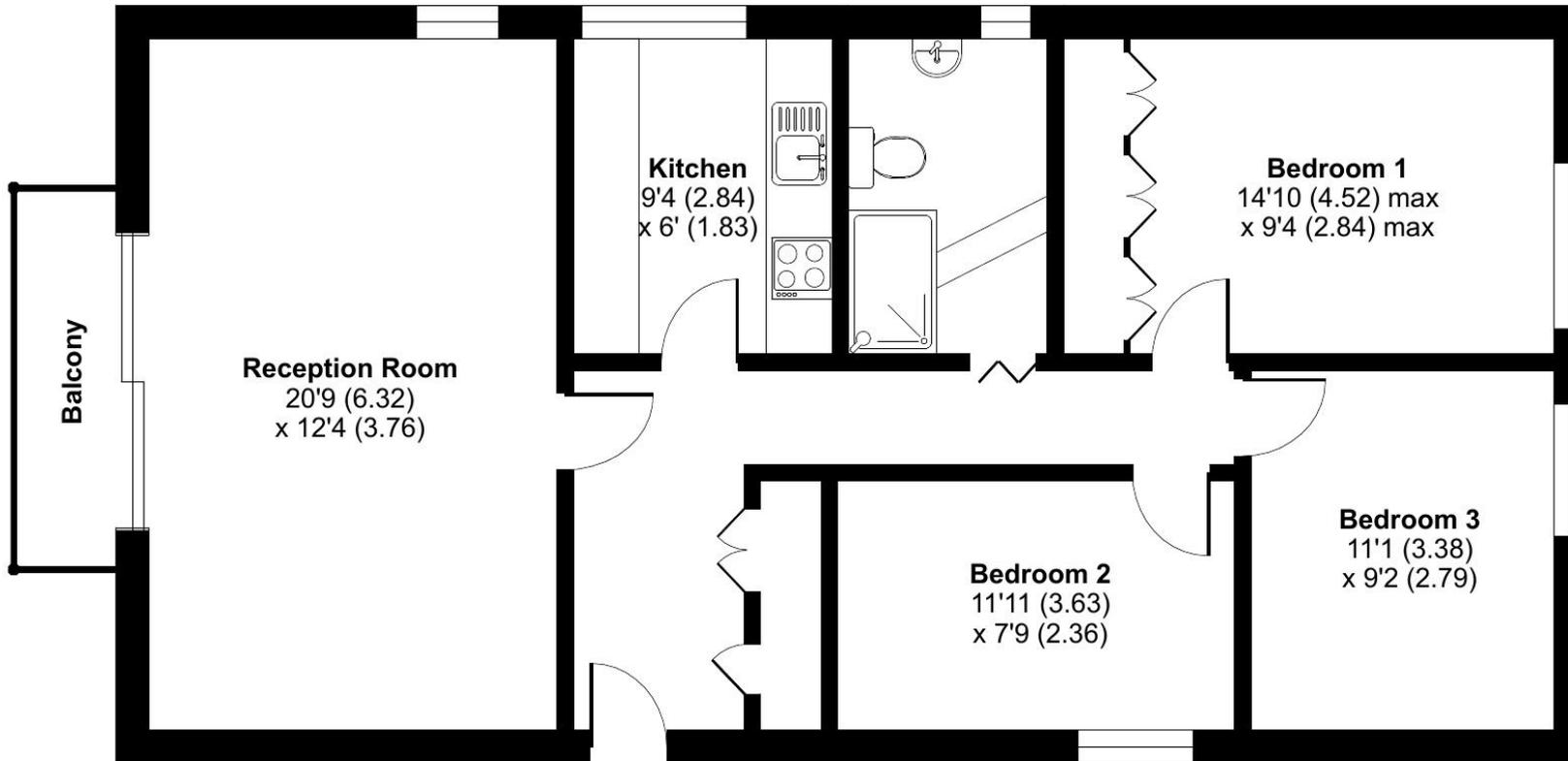


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Approximate Area = 885 sq ft / 82.2 sq m

For identification only - Not to scale



FIRST FLOOR

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 72 | 79 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | | |

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