



Flat 4, 40 Molyneux Park Road, Tunbridge Wells, Kent, TN4 8DY

£265,000

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A wonderful opportunity to acquire a neatly appointed and well-proportioned first floor converted apartment with generous room sizes. The property enjoys a convenient position within Molyneux Park Road being accessible to The Common and town centre, of which are within half a mile. There are assorted foot and bridal paths close by accessing neighbouring countryside. The apartment benefits from gas central heating and has recently installed double glazed sash windows to it's principle rooms via communal entrance stairs to first floor, private front door to entrance hall, living room with twin aspects, a feature fireplace (non-functional) and moulded coving. The kitchen has tiled flooring, length of timber work surface inset with single drainer sink, four ring gas hob, oven beneath suspended eye level cupboards, further storage, gas fired boiler, partially glazed door to small balcony, enclosed and south facing. Bedroom also has twin aspects, two double wardrobes to alcoves, bathroom, generous areas of wall tiling with mosaic border, white suite with chrome fittings, WC, bath and wash basin, chrome towel rail, communal gardens to front.

- ONE BEDROOM APARTMENT
- FIRST FLOOR
- SOUGHT AFTER LOCATION
- DOUBLE ASPECT ROOMS
- MODERN PRESENTATION
- PRETTY COMMUNAL GARDEN
- EPC RATING C
- COUNCIL TAX BAND C
- SHARE OF FREEHOLD





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because 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 and its own distinctive benches. 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: C

Leasehold Information:

Share of Freehold
Lease details on request
Ground Rent: n/a
Maintenance charge: £80 per month

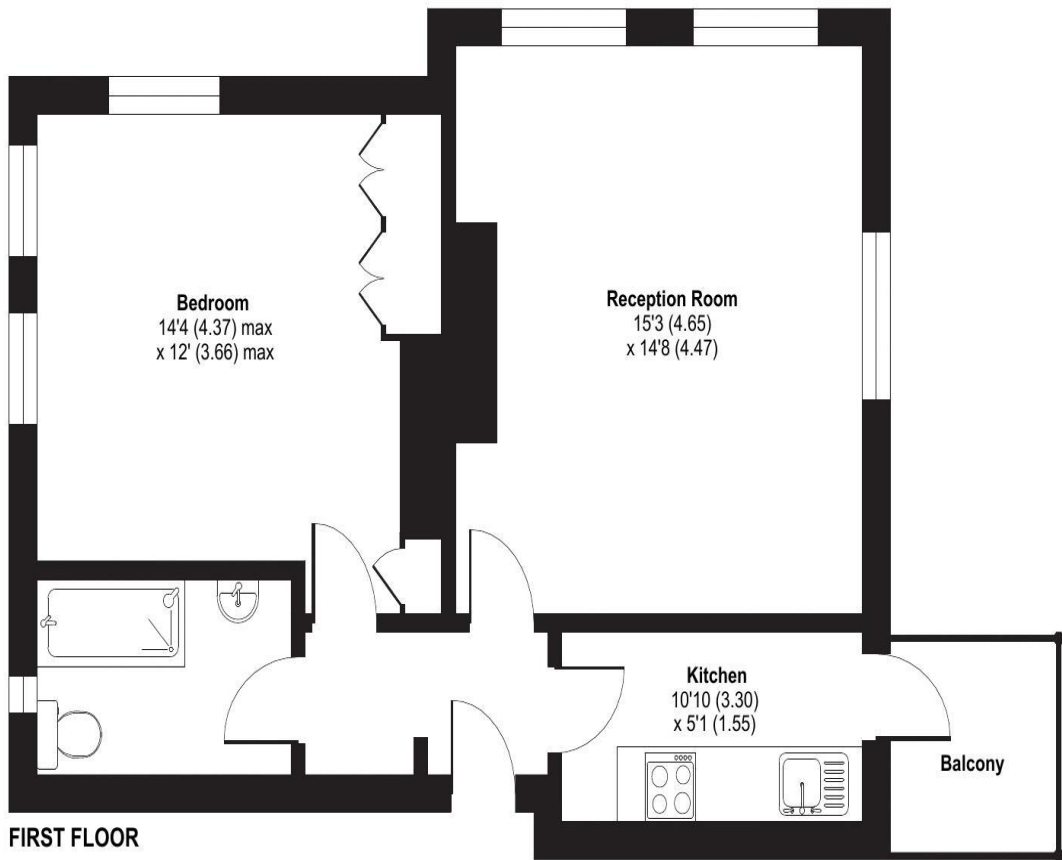


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Molyneux Park Road, Tunbridge Wells, TN4

Approximate Area = 568 sq ft / 52.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Bracketts llp. REF: 1273254

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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