



16 Chancellor House, Mount Ephraim, Tunbridge Wells, Kent TN4 8BT

Guide Price £370,000 Share of Freehold

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A spacious, substantial and well-presented ground floor apartment with triple aspect situated in this 1930's mansion block set well back and concealed from the road. There is a resident day manager (7 days a week 0800 – 2200hrs), CCTV and beautiful grounds of approx. 5 acres that envelop this building. Inside, there is a large hallway, double aspect sitting room, dining room, and fitted kitchen. There is a family bathroom and two double bedrooms. The property will be sold with a share of the freehold, use of the communal grounds and parking, (NB: pets are allowed with consent). We recommend an early viewing.

- Two Bedroom Apartment in this Popular 1930s Mansion Block
- Ground Floor
- Double Aspect Sitting Room
- Double Aspect Dining Room
- Fitted Kitchen
- Porter Service
- Stunning Communal Grounds of approx. 5 Acres
- Residents Parking





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: D

Tenure and Outgoings:

The property is leasehold
Lease Term: 999 years from 1 January 1978
Service Charge: £5,570.78 per annum

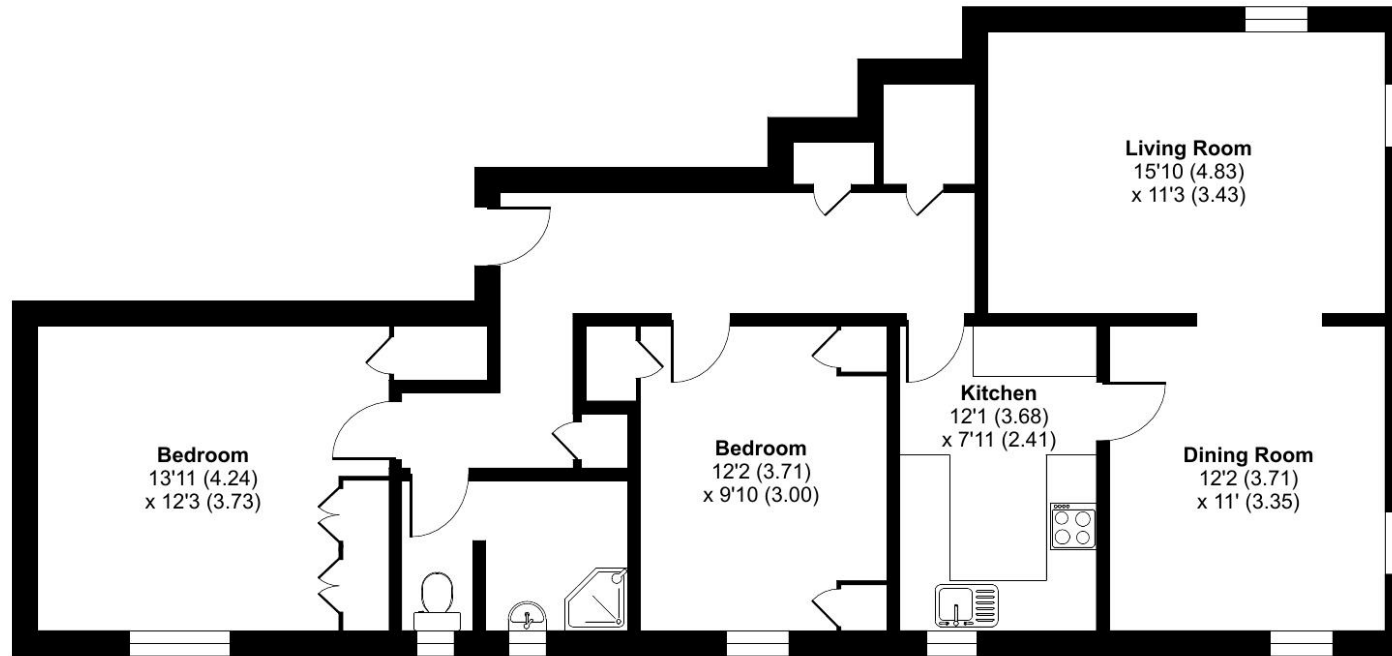


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Approximate Area = 967 sq ft / 89.8 sq m

For identification only - Not to scale



GROUND FLOOR

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bracketts LLP. REF: 1330947

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