

Flat 8,
12 Molyneux Park Road,
Tunbridge Wells, TN4 8DN

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Individual Property : Individual Service



A modern one bedroom ground floor flat, in a very popular part of Tunbridge Wells, close to The Common and the town centre, enjoying parking, a hallway, sitting room, dining room, kitchen, bedroom with fitted wardrobe, modernised bathroom and decor. NO CHAIN. EPC Rating: D.

Price Guide: £215,000 Leasehold with share of Freehold

Mayfield Office

3 Church View House, High Street,
Mayfield, TN20 6AB
01435 874450
mayfield@burnetts-ea.com

Wadhurst Office

Clock House, High Street,
Wadhurst, TN5 6AA
01892 782287
wadhurst@burnetts-ea.com

Lettings Department

34 London Road, Tunbridge Wells,
Kent, TN1 1BX
0845 873 7493
lettings@burnetts-ea.com

Flat 8,

12 Molyneux Park Road, Tunbridge Wells, TN4 8DN

Price Guide: £215,000 Leasehold with share of Freehold

Flat 8, 12 Molyneux Park Road is a deceptively large lower ground floor flat, which has recently enjoyed a slight refurb, to include a new bathroom, carpets and decor throughout, with unallocated parking to the rear of the building.

It is also in a sought-after location, being just yards from The Common, and a few hundred yards from the Town Centre and Station. The building itself originates from the Edwardian era, with the modern side extension added in approximately 1989 in which Flat 8 is situated. There is therefore a secondary front door to this part of the building, with an entry-phone system.

Communal hallways and doors lead down to the private front door to the flat.

One enters into a lobby, with a store cupboard to one side and a door in front to the sitting room, which forms a large room with windows to the rear parking area and a large opening to the dining area, also with a window to rear.

The kitchen is accessed from the dining area, comprising a range of fitted beech effect cupboards and drawers beneath a marble effect worktop, with space for several appliances, such as washing machine, dishwasher, fridge and freezer and cooker. A sink with a drainer is by the window to rear.

The bedroom is accessed from the sitting room, with a window to the lawned garden to side and doors to the built in wardrobe.

The bathroom is a newly refitted, comprising a bath with shower over, shower screen, WC and basin, heated towel rail, part tiled walls and a tiled floor.

Outside, the building has open space around, with a narrow driveway creating access to the parking area at the rear of the property.

The apartment is in an enviable location approximately 100 yards from The Common, 300 yards from the nearest shops, 1/2 a mile from the Grammar Schools, and less than a mile to the main shopping centre and the main line station.

Shopping centres, including the High Street, Mount Pleasant and Royal Victoria Centre are easily accessible, and the town has Churches serving most denominations. Cinemas, Theatres, Libraries, Hospitals and large Industrial Estates are

all within the town, as are several supermarkets, banks, post offices, dentists and doctors.

There are renowned schools serving all ages both in the state and private sector. Just outside Tunbridge Wells are various local attractions, including High Rocks, Bowles outdoor centre, Bewl Reservoir and Bedgebury Pinetum.

The coast is approximately 30 miles to the South, and London around 45 miles to the North. Gatwick Airport is around 35 miles distant, and the Channel Tunnel 50 miles. The mine line station serves London and the Coast, with regular services on the Charing Cross and Cannon Street line.

Lease Information:

We are informed that the lease has been extended and expires on 24th March 2178, with the owner enjoying a part of the Freehold. Service Charges are approximately £420 per annum plus additional funds if required as and when.

Tenancy and Yield Information:

There is currently a tenant in situ, paying £775 per calendar month. This provides a yield of 4.3% per annum.

Material Information:

Council Tax Band A (rates are not expected to rise upon completion).

Mains Gas, electricity, water and sewerage.

The property is believed to be of brick and timber construction with a tiled roof.

We are not aware of any safety issues, cladding issues, or of any asbestos at the property.

The property is located within the AONB and conservation area.

The title has restrictions and easements, we suggest you seek legal advice on the title.

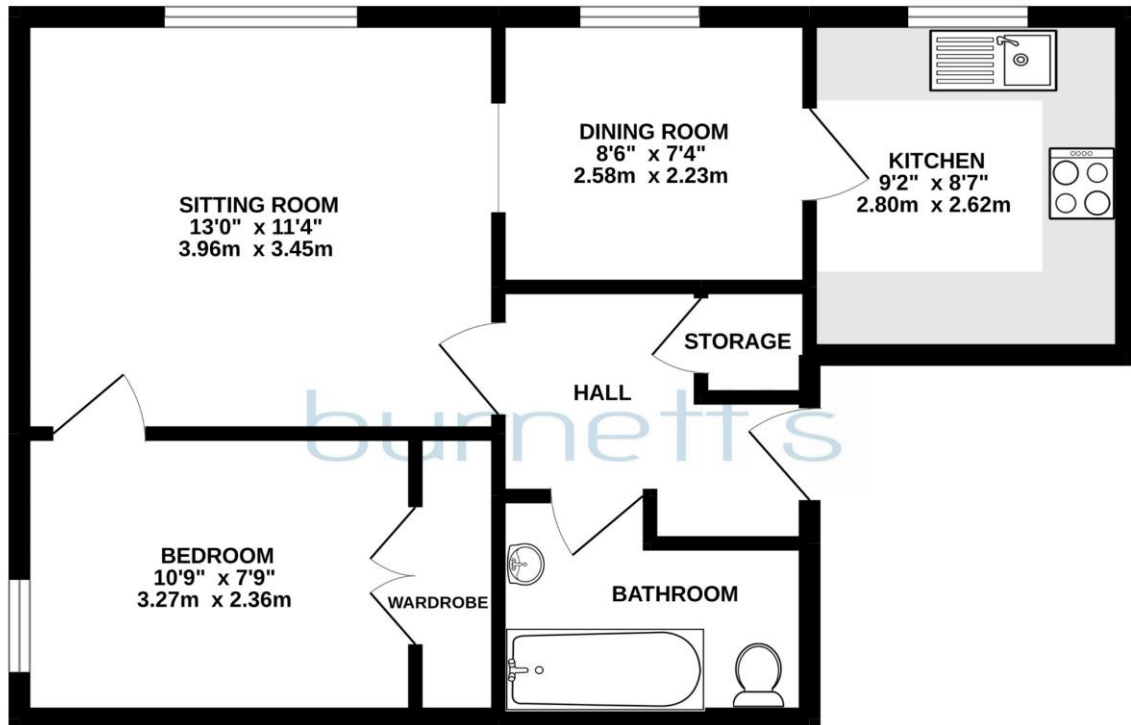
According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: we are informed that Superfast broadband is available at the property. There is mobile coverage from various networks.

We are not aware of any mining operations in the vicinity. We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.

GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



FLAT 8, 12 MOLYNEUX PARK ROAD, TUNBRIDGE WELLS. TN4 8DN

TOTAL FLOOR AREA : 487 sq.ft. (45.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

Flat 8
12 Molyneux Park Road
TUNBRIDGE WELLS
TN4 8DN

Energy rating

D

Valid until: 27 September 2032

Certificate number: 0215-1206-0902-1710-2904

Property type

Ground-floor flat

Total floor area

47 square metres

