



A well-presented 2 bedroom apartment within the iconic Molyneux Place building

Molyneux Place, Molyneux Park Road, Tunbridge Wells, Kent, TN4

£1,350 pcm plus fees apply, Unfurnished
Available now



Sought after location • beautifully presented • Large terrace •
Gated development • Parking for 2 cars

Local Information

The property is situated in a pleasant residential area overlooking the town and is in close proximity to the town centre and Tunbridge Wells mainline station.

COMPREHENSIVE SHOPPING: Tunbridge Wells with the Royal Victoria Place Shopping Centre and the historic Pantiles and High Street offers a wide selection of shopping facilities from Marks & Spencer and Fenwicks to smaller speciality shops.

MAINLINE RAILINE SERVICES: Tunbridge Wells to Charing Cross or Cannon Street - 50/60 minutes. www.southeastrailway.co.uk

SCHOOLS: Kent provides one of the most sought after education systems in the country and is one of the main reasons for many people choosing to move to Tunbridge Wells. Places for many of the schools are in demand. Kent County Council still maintains the Grammar School system for which an 11 Plus entry exam must be taken. There is a broad mix of State, Public, Nursery and Preparatory schools within the area. Further details can be obtained from Kent County Council on 01622 696565 or via www.kent.gov.uk

LEISURE FACILITIES: There are many local places of historical interest, countryside walks, golf at the Nevill Golf Club, sailing and fishing at Bayham Abbey and Bewl Water near Lamberhurst.

Easy access to public tennis courts in Calverley Grounds. The Nevill LTC and the St John's Sport Centre. Royal Tunbridge Wells also offers a wide range of restaurants, brasseries and wine bars catering for every taste.

The South East Coastal resorts are approximately an hours drive away as is the Channel Tunnel. **ROAD LINKS:** The M25 can be accessed via the A21, linking to other motorway networks and Gatwick and Heathrow Airports.

About this property

This beautifully presented 2 bedroom apartment is situated within one of the most iconic buildings in Tunbridge Wells. Converted in 2014, the stylish apartment comprises of a spacious hallway with video entry phone system, ample storage cupboards leading into the large fully fitted kitchen with granite worktops, modern integrated appliance including fridge freezer, dishwasher and washer/dryer and space for a dining area. There are two bedrooms each with fitted wardrobes, the master has an en-suite shower room and access onto the vast terrace. The bright reception room also has access onto the terrace with space for table, chairs and barbecue to enjoy alfresco dining.

Externally, there are two parking spaces and well maintained grounds.





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Gross Internal Area 1051 sq ft, 97.6 m²

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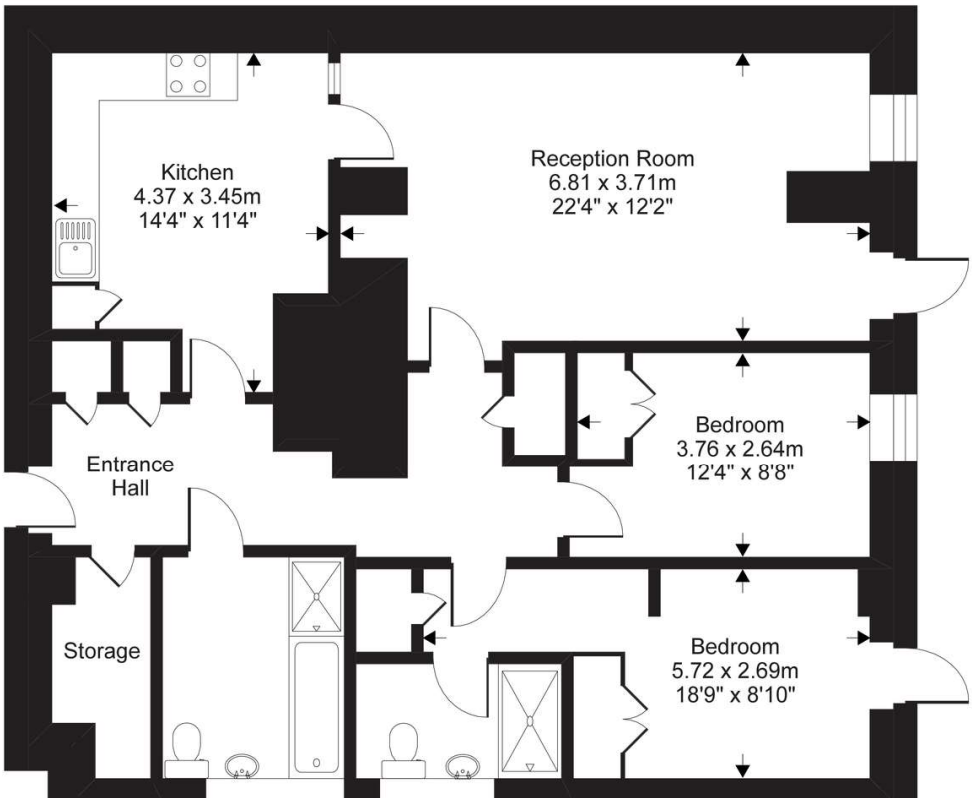
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Gross internal floor area (approx):

97.6 sq m / 1051 sq ft

For Identification only - Not to scale

Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20191007AAMW



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