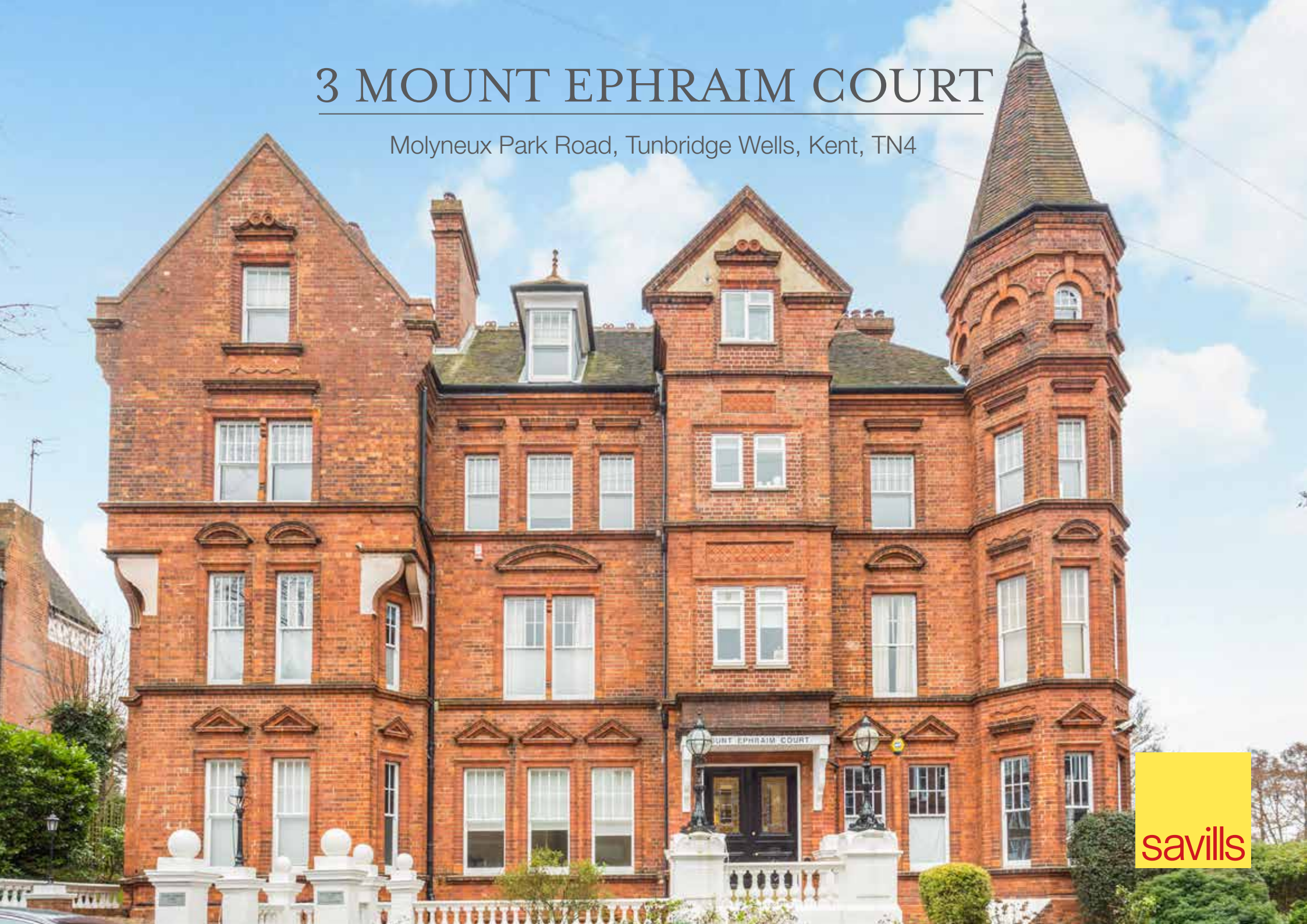


# 3 MOUNT EPHRAIM COURT

Molyneux Park Road, Tunbridge Wells, Kent, TN4



savills

An impressive and stylish three bedroom apartment within a handsome Victorian mansion, close to the Common and conveniently positioned for the town centre and station.

Communal entrance hall ♦ kitchen ♦ sitting/dining room  
three double bedrooms, one en suite ♦ family bathroom  
communal grounds ♦ EPC = C

## DESCRIPTION

Mount Ephraim Court is a handsome and imposing Victorian mansion in a popular residential location close to the prestigious Mount Ephraim road and Tunbridge Wells' Common. Apartment 3 is a well presented three bedroom property with a spacious layout and a feeling of grandeur.

Generously sized and well-proportioned rooms benefit greatly from wooden floors and tall ceilings, typically over ten feet high, and offer period features such as deep skirting boards, dado and picture rails and Victorian fire surrounds. The 25ft sitting/dining room is of particular note with triple sash windows, a marble and tiled Victorian fireplace and marvellous roof lantern, set into the dramatic coffered ceiling, flooding the room with daylight. The master bedroom also features a trio of south-facing windows with a well-maintained leafy outlook, and is positioned opposite the wonderfully spacious family bathroom.

This property comes with the security of a share of the freehold and an extensive and recently completed external renovation project is expected to be followed by updating and redecoration of the communal areas. This attractive property will appeal to buyers of all ages, both as a comfortable full-time residence and as a secure 'lock up and leave' proposition.

## SITUATION

Mount Ephraim Court is set a short distance along Molyneux Park Road from Mount Ephraim which borders Tunbridge Wells Common. Footpaths criss-cross the common and provide pedestrian access leading to the town centre and mainline station, with the wider Common beyond offering a wealth of opportunities for walking and recreation.



Royal Tunbridge Wells is the only spa town in the south east of England, with elegant architecture, especially in the historic and vibrant Pantiles area which is about a 0.7 mile walk from the property, across the Common. The town offers a variety of independent shops, cafés and restaurants, the Royal Victoria Place shopping centre, the High Street and the department stores of Fenwick's and Hoopers, plus two theatres.

**Mainline Station:** Tunbridge Wells (about 0.6 miles on foot) with regular services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street.

**Parking:** Residents' Parking Zone C. Two permits per property can be applied for, together with 50 visitor vouchers per year.

**Directions:** 3 Mount Ephraim Court can be found a short distance on the left after turning into Molyneux Park Road from Mount Ephraim.

**Tenure:** Share of Freehold, Lease of 999 years from 1 May 2016. Please refer to Savills for full details of service charge and ground rent.

## ADDITIONAL INFORMATION

**Services:** Mains gas, electricity, water and drainage.

**Outgoings:** Tunbridge Wells Borough Council: 01892 526121. Tax Band D.

**Energy Performance:** A copy of the full Energy Performance Certificate is available upon request.

**Viewing:** Strictly by appointment with Savills on 01892 507000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.




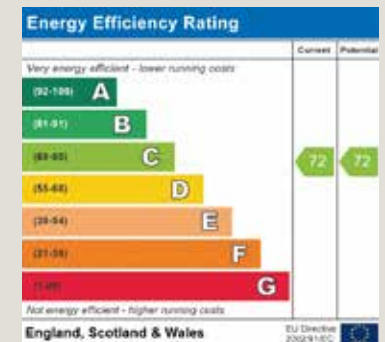
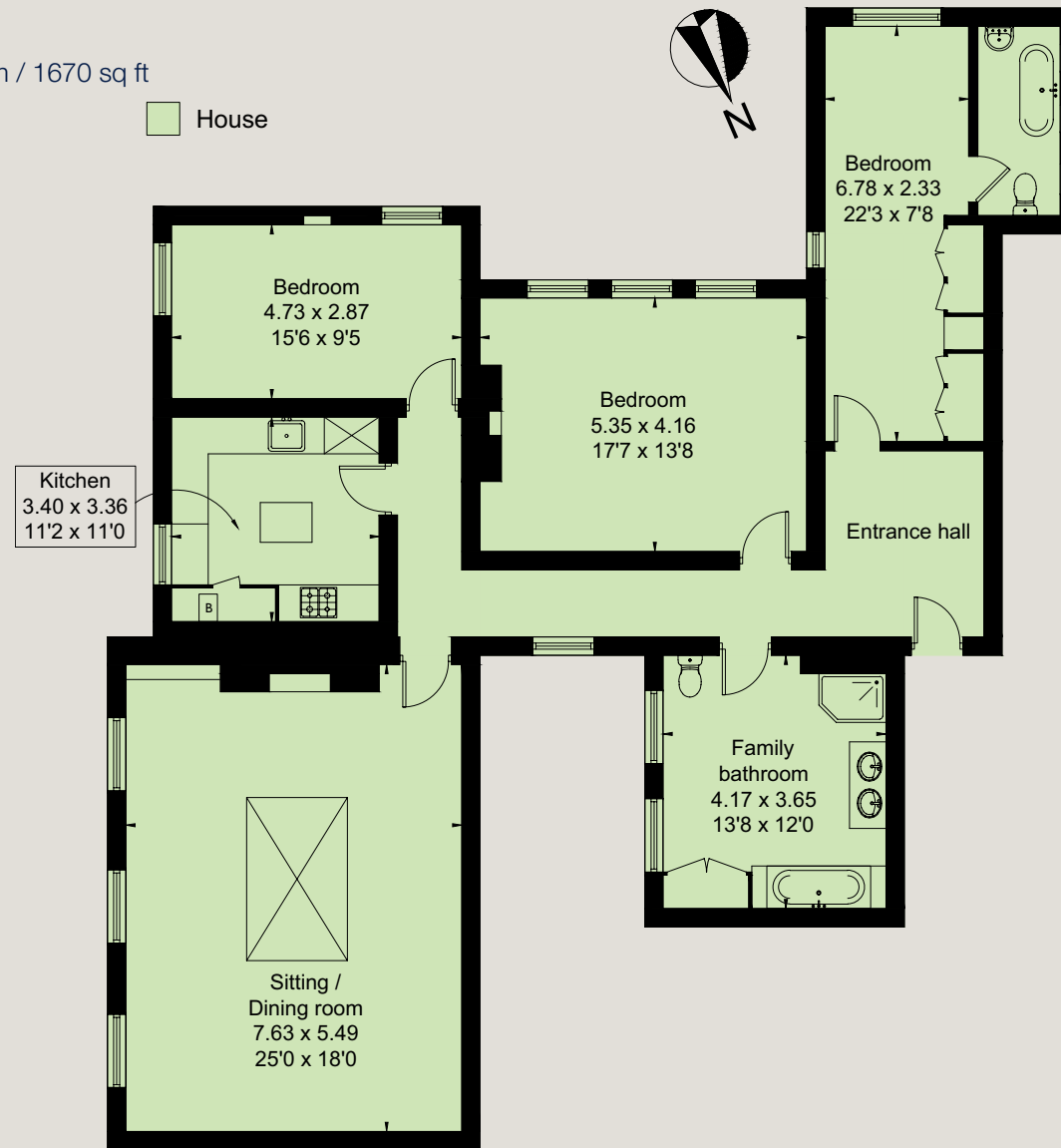
# FLOOR PLANS

Approximate IPMS2 Floor Area = 155.2 sq m / 1670 sq ft

Limited Use Area = 1.7 sq m / 18 sq ft

Total = 156.9 sq m / 1688 sq ft

 House



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## IMPORTANT NOTICE

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