

Connells

Boyne Park
Tunbridge Wells

Boyne Park
Tunbridge Wells TN4 8ET

for sale offers in excess of
£330,000







Property Description

Occupying a desirable position within the ever-popular Boyne Park area, just a short stroll from the vibrant town centre, this charming two-bedroom apartment built in 1895, offers a wonderful blend of space, character and convenience.

The property features a welcoming entrance hall, a generous double-aspect living room filled with natural light, and a well-appointed kitchen fitted with an integrated oven, gas hob and space for appliances. The principal bedroom benefits from extensive under-eaves storage and a Velux window, while the second bedroom provides a versatile space for guests, a nursery or home office. A spacious bathroom completes the accommodation.

Further benefits include gas central heating, an allocated parking space, attractive communal gardens and access to a shared basement, ideal for bicycle and additional storage.

An ideal first-time purchase, investment opportunity or downsize in a convenient and desirable location.

Communal Entrance Hall

Entrance Hall

Lounge/Dining Room

Kitchen/Breakfast Room

Bedroom One

Bedroom Two

Bathroom

Outside

Parking

Communal Rear Garden

Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample

opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations-Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agent's Note

Please note this is a corporate instruction and as such the property is to be marketed as seen. Buyers should be aware there is limited information with regards to the property information









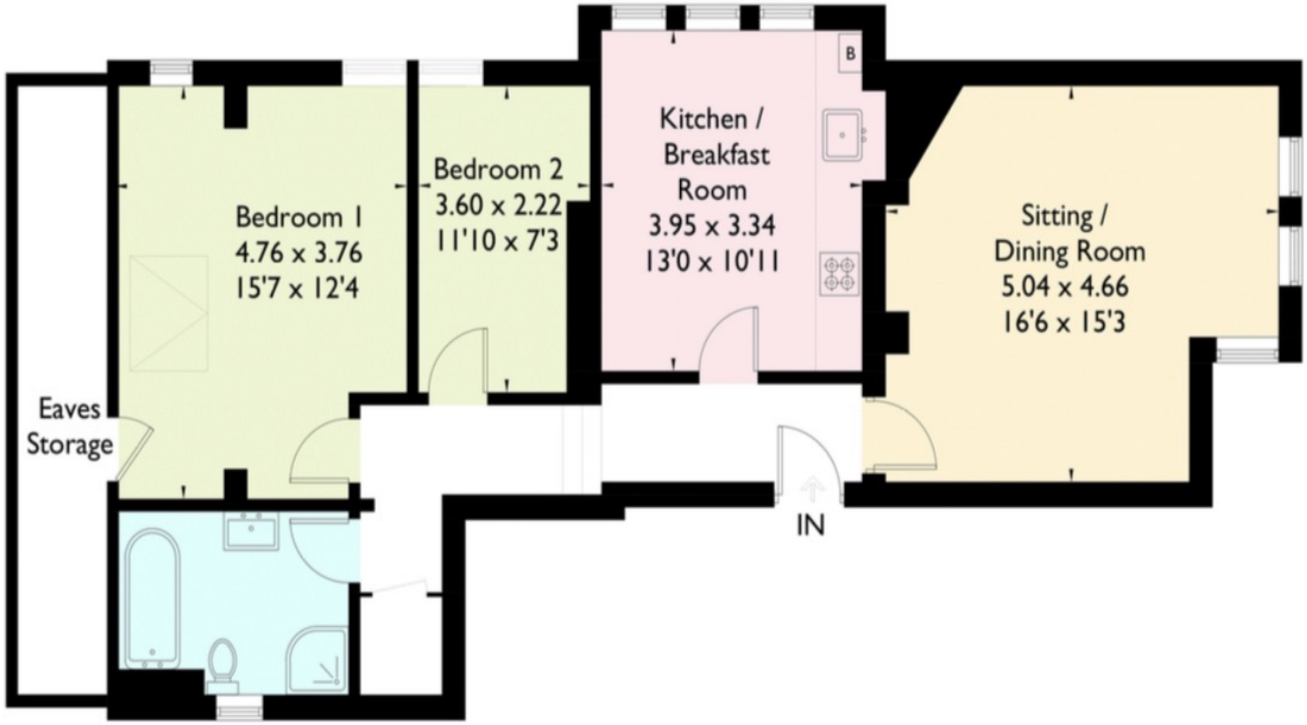






Boyne Park, Tunbridge Wells

Approximate Gross Internal Area = 80.2 sq m / 863 sq ft
(Excluding Eaves Storage)



To view this property please contact Connells on

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5 Vale Road
TUNBRIDGE WELLS TN1 1BS

EPC Rating: D

Council Tax Band: C

Service Charge: 3366.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL407069

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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