

TUNBRIDGE WELLS

KENT



Mount Ephraim Court

Molyneux Park Road
Tunbridge Wells
Kent
TN4 8DH

This elegant ground floor apartment is situated within a striking period building in the sought after Spa town of Royal Tunbridge Wells.

Presented in immaculate order throughout, the accommodation consists of an entrance hall, a spacious sitting/dining room with fireplace and roof lantern, a fitted kitchen, master bedroom with fireplace, two further bedrooms, one with ensuite bathroom and a family bath and shower room.

Outside the property sits in delightful communal gardens.

This elegant apartment benefits from being within walking distance of both the town centre and the main line station.

- Elegant Ground Floor Apartment
- Sitting/Dining Room
- Fitted Kitchen
- Master Bedroom
- Two Further Bedrooms, One Ensuite
- Family Bathroom and Shower Room
- Delightful Communal Gardens
- Walking Distance to Mainline Station









Gross Internal Area : 155.0 sq.m (1668 sq.ft.)



Ground Floor



For Identification Purposes Only.

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Energy Performance Certificate

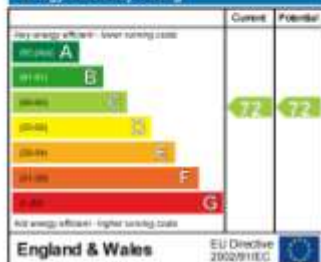


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Dwelling type: Mid-floor flat
Date of assessment: 19 August 2011
Date of certificate: 19 August 2011
Reference number: 9418-2054-0268-5489-4920
Type of assessment: RdSAP, existing dwelling
Total floor area: 154 m²

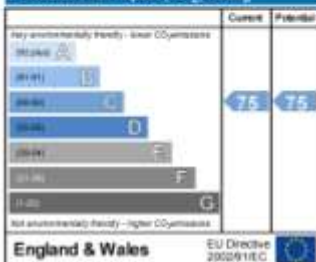
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	156 kWh/m ² per year	156 kWh/m ² per year
Carbon dioxide emissions	3.8 tonnes per year	3.8 tonnes per year
Lighting	£39 per year	£39 per year
Heating	£748 per year	£748 per year
Hot water	£117 per year	£117 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



SERVICES

Mains electricity, gas, water and drainage.

Tunbridge Wells Borough Council - Council Tax Band D

999 Year lease with share of freehold

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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