



2 Mount Ephraim Court, Molyneux Park Road

Guide Price £775,000

MADDISONS
RESIDENTIAL



Location

Mount Ephraim Court is located on Molyneux Park Road, a desirable residential road situated on the west side of the vibrant spa town of Tunbridge Wells. The residents are a lovely mix of friendly families and professionals and there is a great sense of community spirit with an active Residents Association. Tunbridge Wells boasts excellent commercial and leisure facilities with well-regarded restaurants and excellent shopping opportunities. The impressive, award-winning Bluewater Shopping Centre is under an hour's drive away. There are excellent schooling options in the area, within both the state and independent sectors, including those in the sought-after Kent Grammar system. The mainline station offers a fast and frequent service into Central London, and if you want to escape to the coast, then the lovely seaside towns can be reached in under an hour by car.





COMMUNAL GARDEN

Large communal garden to the side of the property, laid to lawn with mature shrubs.

BALCONY

Private balcony from the kitchen

PERMIT

2 Parking Spaces

Available for a nominal cost, currently £90 pa

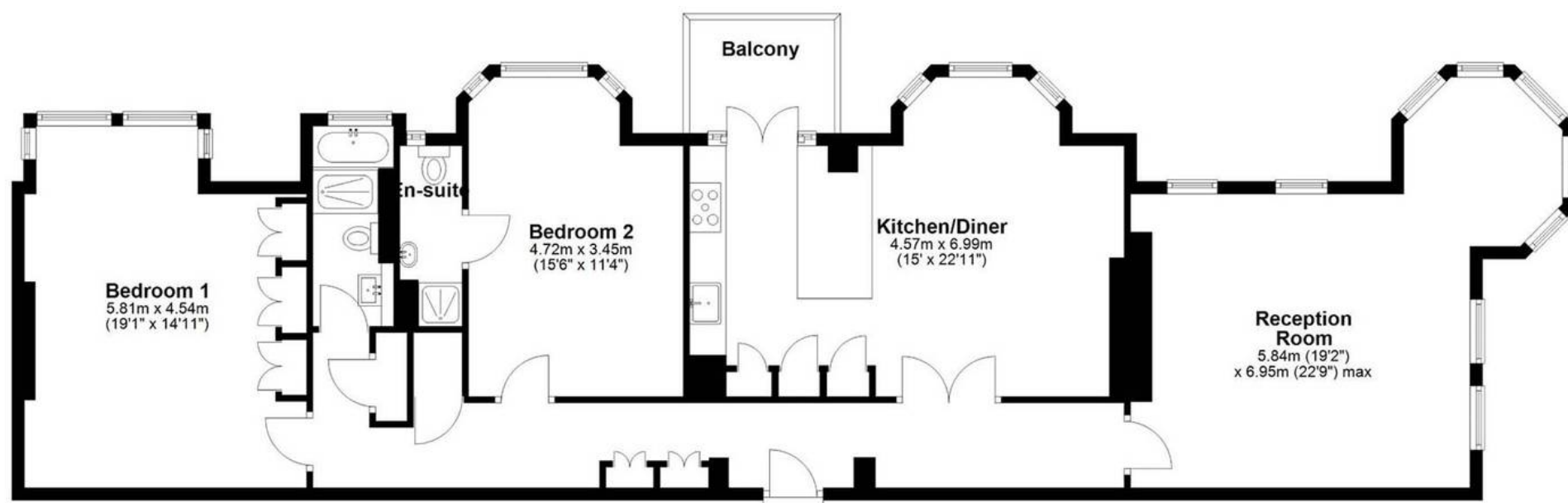




Mount Ephraim Court, TN4

Approximate area = 1522.0 sq ft / 141.4 sq m

For identification only, not to scale.





Maddisons Residential

18 The Pantiles, Tunbridge Wells - TN2 5TN

01892 514 100 • hello@maddisonsresidential.co.uk • www.maddisonsresidential.co.uk/



MADDISONS
RESIDENTIAL