



**TW Property**

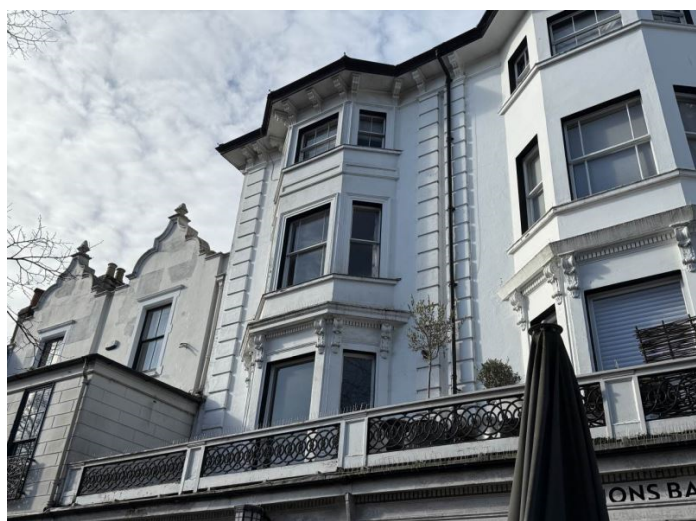
Since 2004

[www.tw-property.co.uk](http://www.tw-property.co.uk)

# 1 Winslade House, TN2 5TN



**£275,000 Leasehold**



TW Property 34 Monson Road, Tunbridge Wells, Kent. TN1 1LU  
01892 530109 – [sales@tw-property.co.uk](mailto:sales@tw-property.co.uk) – [lettings@tw-property.co.uk](mailto:lettings@tw-property.co.uk)

**ClientMoney**  
Protect

TW Property is a trading name of TW Lettings LTD. Registered in England No. 5088434. Registered Address: Shadwell House, 65 Lower Green Road, Rusthall, Tunbridge Wells, Kent. TN4 8TW



## Accommodation...

- ⌘ Entrance Hall ( )
- ⌘ Living Room ( )
- ⌘ Kitchen ( )
- ⌘ Bedroom ( )
- ⌘ Shower Room ( )

## The Features...

- ⌘ No onward chain
- ⌘ Council Tax band B
- ⌘ Walking distance to train station
- ⌘ Open plan living area

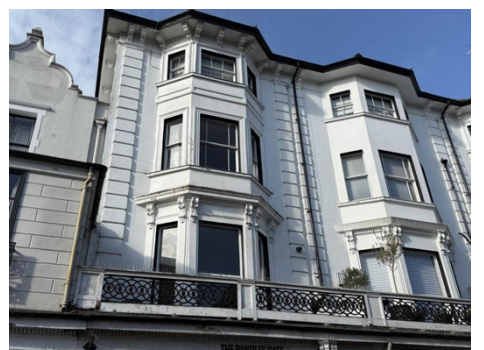
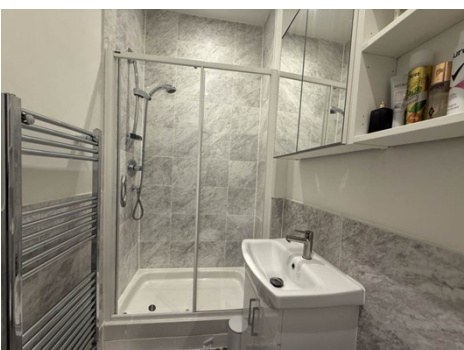
## The Property...

This splendid one-bedroom apartment is situated upon the historic Pantiles and is a prime location for anyone looking to be in and amongst one of Tunbridge Wells' most popular areas.

Entering the Grade II Listed property from the communal hallway, you are greeted with the open-plan living room which is supplemented by a modern - fitted kitchen, creating a free-flowing living environment. The large sash windows, which are fitted with shutters, allow for plenty of light and overlooks the Pantiles, a view which not many can boast.

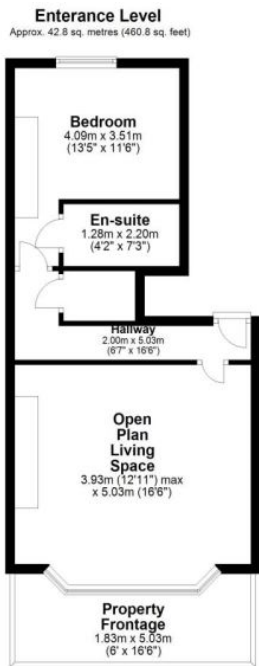
The entrance hallway, which benefits from built-in cupboard space, leads round to the bedroom which benefits from a modern en-suite shower room.

There are a plethora of local eateries, bars and retail shops just below the property leaving one spoilt for choice. The area hosts occasion live performances, most notably the "Jazz Nights" which have become synonymous with the Pantiles in the summertime and also sees local traders selling produce and artisanal



# Summary...

This splendid one-bedroom apartment is situated upon the historic Pantiles and is a prime location for anyone looking to be in and amongst one of Tunbridge Wells’ most popular areas.



Total area: approx. 42.8 sq. metres (460.8 sq. feet)

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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



**TW Property**

Since 2004

[www.tw-property.co.uk](http://www.tw-property.co.uk)



TW Property 34 Monson Road, Tunbridge Wells, Kent. TN1 1LU  
01892 530109 – [sales@tw-property.co.uk](mailto:sales@tw-property.co.uk) – [lettings@tw-property.co.uk](mailto:lettings@tw-property.co.uk)

