



**TW Property**

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# 1 Ricards School Hill, TN3 8DP



**£200,000**



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)





## Accommodation...

- ⌘ Entrance Hall ()
- ⌘ Lounge Diner ()
- ⌘ Kitchen ()
- ⌘ Bedroom ()
- ⌘ Shower room ()

## The Features...

- ⌘ Council Tax band B
- ⌘ PRIVATE ENTRANCE
- ⌘ Share of Freehold
- ⌘ Double Glazed Windows
- ⌘ OFF ROAD PARKING

## The Property...

OIRO £200,000. Set within the popular and picturesque village of Lamberhurst, this ground floor flat forms part of a handsome detached building split into just four properties. 1 Ricards has a private entrance, a large Lounge Diner, Kitchen, Shower room, and a large Bedroom to the rear. The property has a long rental history so would suit a buy to let investor or could be the perfect first time purchase for those that seek a semi rural lifestyle. Lamberhurst is a historic village located about 8 miles south of Tunbridge Wells and is close to Bewl Water and the National Trust's Scotney Castle. The village has a general store, café, a doctors' surgery, and a number of local pubs.



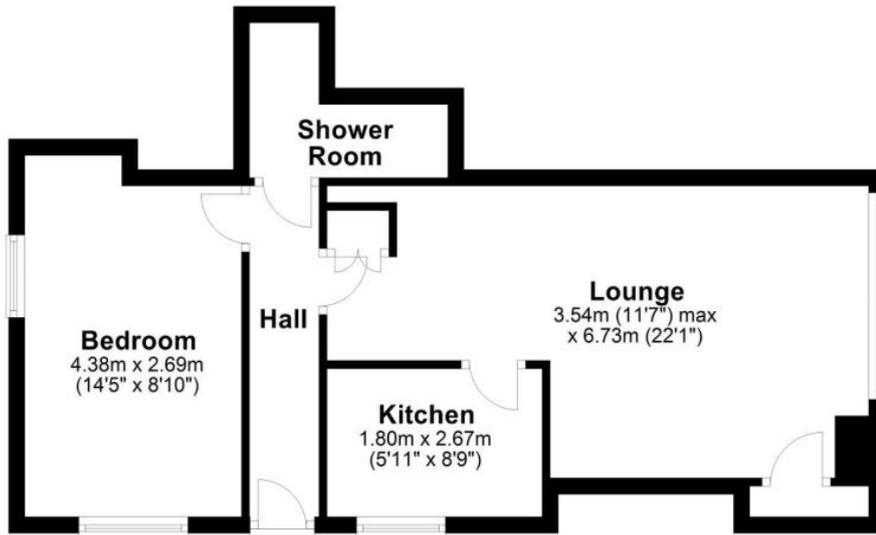
# Summary...

OIRO £200,000. Set within the popular and picturesque village of Lamberhurst, this ground floor flat forms part of a handsome detached building split into just four properties.



## Ground Floor

Approx. 44.6 sq. metres (479.7 sq. feet)



Total area: approx. 44.6 sq. metres (479.7 sq. feet)

Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	79
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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