



**TW Property**

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# 89 Hunters Court, TN2 5UN



## £160,000 Leasehold



TW Property 34 Monson Road, Tunbridge Wells, Kent. TN1 1LU  
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## Accommodation...

- ⌘ Bedroom ( )
- ⌘ Bathroom ( )
- ⌘ Lounge/ Kitchen ( )
- ⌘ Entrance Hall ( )

## The Features...

- ⌘ One Bedroom
- ⌘ Council Tax Band A
- ⌘ Double Glazed Windows
- ⌘ Modern Kitchen
- ⌘ External Storage Cupboard
- ⌘ Long Lease Remaining
- ⌘ OFF ROAD PARKING
- ⌘ Allocated Parking

## The Property...

TW Property are delighted to present this splendid one bedroom, purpose built, ground floor apartment located on the South Side of Tunbridge Wells. The property is comprised of one double bedroom with an integrated clothes rail, a sizable bathroom and open plan kitchen / lounge which is complemented by a large double glazed window which allows a profound amount of light in. With new flooring throughout and modern kitchen units, there has been a considerable level of care and attention within the flat and would be ideal for first time buyers or investors. The property is further supplemented by an external storage cupboard which has plenty of space for storing items, communal gardens and one allocated off road parking space.

Located in the South Side of Tunbridge Wells, Hunters Court is a short distance from local amenities, The Pantiles which are synonyms with Tunbridge Wells, and provides easy access to the A26 which services Crowborough, Uckfield and Lewes.



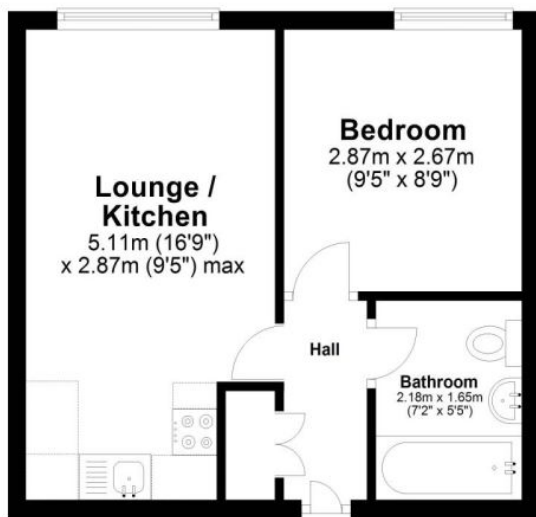
# Summary...

Splendid one bedroom, ground floor apartment in the South Side of Tunbridge Wells



## Ground Floor

Approx. 28.8 sq. metres (310.1 sq. feet)



Total area: approx. 28.8 sq. metres (310.1 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	
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Not energy efficient - higher running costs		
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