



TW Property

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7 Amberley Court, TN4 9BP



£235,000 Leasehold



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





Accommodation...

∅ **Bedroom 1** ()

∅ **Bedroom 2** ()

∅ **Lounge / Dining Room** ()

∅ **Bathroom** ()

∅ **Kitchen** ()

∅ **Hallway** ()

The Features...

- ∅ Walking distance to train station
- ∅ Two Double Bedrooms
- ∅ No onward chain
- ∅ Top floor flat
- ∅ OFF ROAD PARKING
- ∅ Long Lease Remaining
- ∅ Double Glazed Windows
- ∅ Allocated Parking
- ∅ Council Tax band B
- ∅ Fixtures and Fittings Included

The Property...

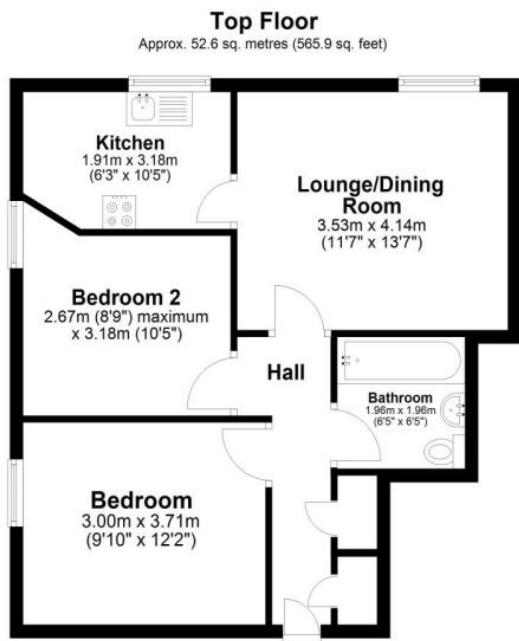
TW Property are delighted to present this well proportioned two-bedroom top floor apartment which comes to the market with a long lease remaining and no onward chain. It is comprised of two sizable double bedrooms which easily accommodate free standing furniture, bathroom with shower over bath, a good sized living/ dining room with side aspect double glazed windows and plenty of space to accommodate living, dining and office space. There is also a separate modern fitted shaker style kitchen. In the hallway, there is an airing cupboard and useful storage cupboard for shoes and coats. The property is further supplemented by a covered, allocated and securely gated parking space, something many in the area cannot boast.

Amberley Court is conveniently situated 0.2 miles from High Brooms station, with its frequent mainline services to London and the South Coast and is well connected to Tunbridge Wells Town Centre via frequent bus services, accessible just over the road from the property. There are various schools, both primary and secondary within the local area and is near to local green spaces such as The Ridgeway Fields and Barnett's Wood.



Summary...

Well Proportioned Two-Bedroom Top Floor Apartment with No Onward Chain



Total area: approx. 52.6 sq. metres (565.9 sq. feet)

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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		
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