



**TW Property**

Since 2004

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

# 1, 72 Mount Pleasant Avenue, TN1 1QY



**£325,000 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)





## Accommodation...

∅ **Lounge / Dining Room ()**

∅ **Bedroom 1 ()**

∅ **Bedroom 2 ()**

∅ **Kitchen ()**

∅ **Bathroom ()**

∅ **Entrance Hall ()**

## The Features...

- ∅ No onward chain
- ∅ Permit Parking
- ∅ Newly refurbished two-bedroom apartment
- ∅ New Lease
- ∅ Prime Town Centre Location
- ∅ Modern Fitted Kitchen
- ∅ Bright lounge dining room with sash windows
- ∅ Council Tax band C
- ∅ Impressive ceiling height of approximately 2.85 me

## The Property...

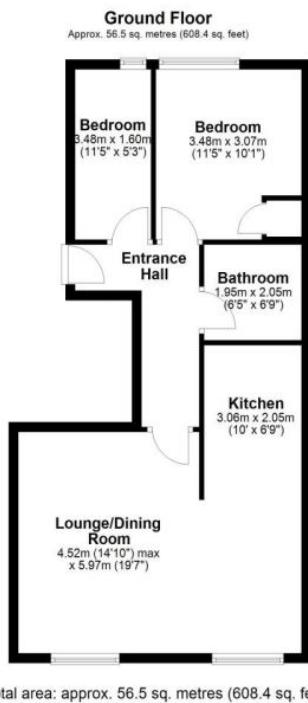
TW Property are pleased to present this beautifully refurbished two-bedroom apartment, ideally positioned in the heart of Tunbridge Wells town centre. The apartment offers two well-proportioned bedrooms, including a spacious double featuring an airing cupboard, alongside a second room well suited as a guest bedroom or home office. A modern family bathroom is located off the hallway and comprises a bath with shower over, WC and wash basin. The impressive lounge dining room is a standout feature, benefiting from a ceiling height of approximately 2.85 meters and two floor to ceiling sash windows, creating a bright and airy living space. This room flows seamlessly into the contemporary fitted kitchen, finished with marble effect laminate worktops and offering ample preparation space and storage. Offered with a new lease and no onward chain, this apartment is well suited to first time buyers, investors due to its previous rental history, or those looking to upsize or downsize. Early viewing is highly recommended.

Situated on Mount Pleasant Avenue, the property enjoys a prime central location with a wide range of shops, cafes and amenities within easy walking distance. Tunbridge Wells railway station is approximately 0.2 miles away, providing regular mainline services to London and making the property ideal for commuters.



# Summary...

Newly refurbished two-bedroom apartment in Town Centre Location



Total area: approx. 56.5 sq. metres (608.4 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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)

