



**TW Property**

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# 6 Kiln Bank North Farm Road, TN2 3DW



**£170,000**



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

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

## The Features...

- ⌘ OFF ROAD PARKING
- ⌘ Double Glazed Windows
- ⌘ Council Tax Band A
- ⌘ Share of Freehold
- ⌘ Walking distance to train station
- ⌘ No onward chain
- ⌘ One Double Bedroom
- ⌘ Long Lease Remaining

## The Property...

Offers In Excess Of £170,000. A bright and Stylish One-Bedroom First Floor Apartment with Bay-Fronted Lounge and No Onward Chain. The property features a bright and spacious bay-fronted lounge. With elevated views and excellent natural light, this versatile living space comfortably accommodates both seating and dining areas, creating a perfect setting for relaxing or entertaining. The separate kitchen is neatly arranged and practical in layout, offering ample storage and workspace. The double bedroom provides ample space for free standing furniture with the bathroom, finished with stylish tiled walls, bath with shower over, basin and WC completing the internal of the property. Externally, the property comes with one allocated parking space and forms part of an attractive, red brick building.

Located in High Brooms, the property is within feet of High Brooms Railway Station and its regular mainline services to London: an extremely beneficial factor for those wishing to be based close to the station and commuting. It is also a short drive from Tunbridge Wells Industrial Estate which provides access to the A21 and onward to the M25.

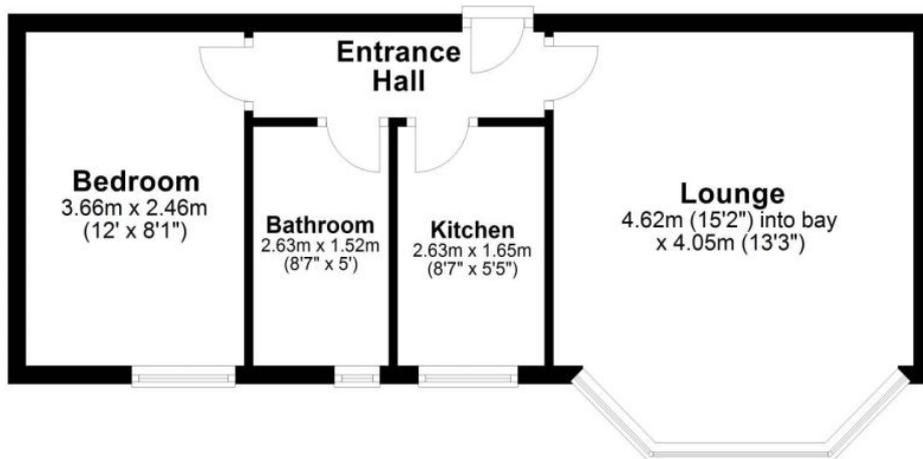


# Summary...

Bright and Stylish One-Bedroom First Floor Apartment with Bay-Fronted Lounge, Share of Freehold and No Onward Chain

## First Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



Total area: approx. 37.4 sq. metres (402.3 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	82
(69-80) C	
(55-68) D	56
(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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