



TW Property

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Flat 3, 2 Linden Gardens, TN2 5QT



£165,000



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





Accommodation...

- ⌘ **Bedroom** ()
- ⌘ **Kitchen / Lounge** ()
- ⌘ **Bathroom** ()
- ⌘ **Eaves Storage** ()

The Features...

- ⌘ Long Lease Remaining
- ⌘ No onward chain
- ⌘ Council Tax band B
- ⌘ Bright lounge dining room with sash windows
- ⌘ Open plan living area
- ⌘ Impressive Ceiling Height
- ⌘ Share of Freehold
- ⌘ Communal Front Garden
- ⌘ Requires Modernising and Redecoration
- ⌘ Permit Parking
- ⌘ One Double Bedroom
- ⌘ Long rental history

The Property...

Set within an attractive period building, this charming one bedroom apartment offers bright accommodation, attractive garden views and offers an opportunity for redecoration and modernising. With high ceilings throughout, enhancing all rooms, the property features a open plan lounge / kitchen which is filled with natural light from large sash windows which overlooks the surrounding greenery. The kitchen is neatly arranged and provides functional space whilst maintaining an open feel to the main living area. The bedroom is well proportioned and again offers plenty of natural light and benefits from a built in wardrobe. The bathroom is bright and spacious, and houses a bath, separate shower cubicle, pedestal wash basin and WC. The property also utilities space perfectly, with a convenient eaves storage cupboard which houses the boiler and is ideal for bulky items. Externally, the property sits within an attractive period building, with ample green spaces surroundings and on a private road with parking available to residents only.

Located on the South side of Tunbridge Wells, the property is a short walk from Sainsburys, 0.2 miles of the Pantiles and its mix of eateries and pubs and blends quiet living with the benefit of being a short distance from the amenities Tunbridge Wells.



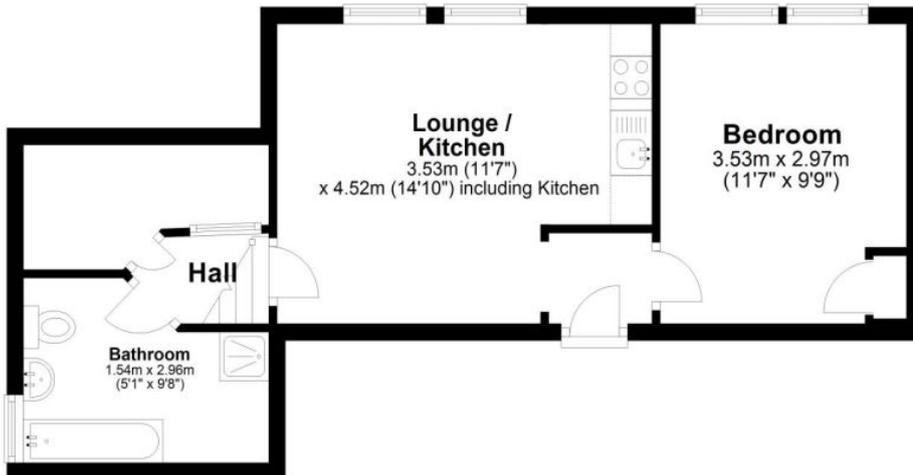
Summary...

Set within an attractive period building, this charming one bedroom apartment offers bright accommodation, attractive garden views and offers an opportunity for redecoration and modernising. With high



First Floor

Approx. 38.1 sq. metres (410.0 sq. feet)



Total area: approx. 38.1 sq. metres (410.0 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
(21-38)	F
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Not energy efficient - higher running costs	
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