



**TW Property**

Since 2004

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

# 17 John Spare Court, TN4 9TG



## £190,000 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)



TW Property is a trading name of TW Lettings LTD. Registered in England No. 5088434. Registered Address: Shadwell House, 65 Lower Green Road, Rusthall, Tunbridge Wells, Kent. TN4 8TW



## Accommodation...

- ⌘ Bedroom ( )
- ⌘ Bathroom ( )
- ⌘ Kitchen ( )
- ⌘ Lounge/Dining Room ( )

## The Features...

- ⌘ One double bedroom
- ⌘ Council Tax band B
- ⌘ Leasehold
- ⌘ Popular St Johns area
- ⌘ Purpose built flat
- ⌘ Spacious and airy living area
- ⌘ Long rental history
- ⌘ Double-glazed windows
- ⌘ No onward chain
- ⌘ Communal garden
- ⌘ Allocated parking

## The Property...

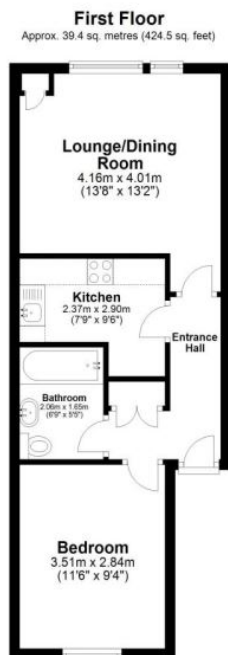
A charming one-bedroom apartment with no onward chain. This well-presented one-bedroom apartment comes to the market in superb condition and presents a comfortable living space and an excellent opportunity for first-time buyers, those downsizing and investors alike. Set within an attractive building with brick elevations, the standout feature of this property is the generous lounge/dining room. It is neutrally decorated and offers a bright and airy space via large double-glazed windows with ample room for both comfortable seating and dining area, making it ideal for relaxing or entertaining. The separate kitchen is thoughtfully laid out, providing a practical workspace with a mixture of wall and base units offering plenty of storage space. The bedroom is a pleasant double and creates a cozy retreat with plenty of space for freestanding furniture. The bathroom is neatly presented, with tiled walls and flooring and has a shower over bath, wash basin and WC. The entrance hallway also provides a convenient storage cupboard for everyday items.

Externally, the property forms part of a handsome block which benefits from an allocated, off-road parking space and use of a communal garden. Located in the desirable Culverden and St Johns area, the property is a short walk from a mixture of eateries, pubs and amenities which the area has to offer, with regular bus routes



# Summary...

A charming one-bedroom apartment with no onward chain. This well presented one-bedroom apartment, set within an attractive brick-built building offers a comfortable living space and an excellent opportunity



Total area: approx. 39.4 sq. metres (424.5 sq. feet)

Environmental Impact (CO <sub>2</sub> ) Rating	
	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>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(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)

