



TW Property

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1,20 York Road, TN1 1JY



£210,000



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





Accommodation...

- 🔗 Lounge ()
- 🔗 Bathroom ()
- 🔗 Bedroom ()
- 🔗 Hallway ()
- 🔗 Kitchen ()
- 🔗 Rear Patio Garden ()

The Features...

- 🔗 No onward chain
- 🔗 Prime Town Centre Location
- 🔗 Grade II listed
- 🔗 One double bedroom
- 🔗 Council Tax band B
- 🔗 Newly redecorated
- 🔗 Easy walking distance to the train station
- 🔗 Private courtyard garden
- 🔗 Central Heating
- 🔗 Share of Freehold
- 🔗 Permit Parking

The Property...

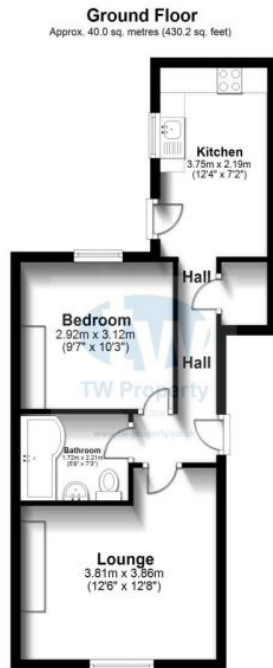
With a prime, town centre location and a private gravel patio garden, this one-bedroom Grade II listed ground floor apartment offers no onward chain and a share of the freehold. The property is well-proportioned and has recently been thoughtfully redecorated by the current owners so provides an opportunity for buyers to move straight in. The property consists of an entrance hallway with dark wooden flooring and a large storage cupboard, a spacious lounge, with space for various furnishings, a bathroom with a shower over bath, wash basin and WC, a double bedroom and a kitchen with white goods included and a mix of wall and base units a, convenient storage shelves and space for both dining and food preparation. The kitchen leads out to a private, pebbled courtyard garden, arguably the standout feature of the flat. With space for plants and garden furnishings it is perfect for relaxing, hosting and entertaining. It also houses a convenient storage cupboard which could be used for a variety of larger items.

York Road, known for its desirable central location, is perfectly situated for Tunbridge Wells town centre with its selection of shops, amenities, pubs and eateries. It is within easy walking distance of Tunbridge Wells Railway Station and its regular mainline services to London. It also benefits from its proximity to the Trinity



Summary...

With a prime, town centre location and a private gravel patio garden, this one-bedroom Grade II listed ground floor apartment offers no onward chain and a share of the freehold. The property is well-proportioned and



Total area: approx. 40.0 sq. metres (430.2 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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