



TW Property

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41a Albion Road, TN1 2PB



£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...

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

The Features...

- ⌘ Permit Parking
- ⌘ Separate fully fitted kitchen
- ⌘ Council Tax band B
- ⌘ Share of Freehold
- ⌘ Popular St Johns area
- ⌘ Light and airy accommodation
- ⌘ One spacious double bedroom
- ⌘ Maisonette with private entrance
- ⌘ Double Glazing

The Property...

A bright, spacious and generously-proportioned one-bedroom maisonette in the ever popular St James area. Coming to the market with a share of the freehold, the property is accessed via a private entrance at the rear of the building with stairs which leads up and space for hanging coats and umbrellas. There is an extremely comfortable and functional double bedroom which has plenty of space for various bedroom furnishings and could comfortably accommodate a desk / workspace without any compromise. The bathroom is sleek and modern and has a shower over bath, wash basin and WC with a mix of painted and tiled walls. The kitchen is a versatile space, with a mixture of wall and base units and come with white goods included and has space for a dining table and chairs. Overlooking Albion Road is the bright and airy lounge, which benefits from lots of natural light through double-glazed windows and is perfect for relaxing and entertaining. Similarly with the bedroom, there is plenty of space to accommodate a home office, making the most of the natural light the property enjoys.

Albion Road is located in the favourable St James area, a short walk from Camden Road with its number of cafes, eateries and shops as well as Tunbridge Wells town centre for its numerous amenities. It is close to



Summary...

A bright, spacious and generously-proportioned one-bedroom maisonette in the ever popular St James area. Coming to the market with a share of the freehold, the property is accessed via a private entrance at



Total area: approx. 55.3 sq. metres (595.0 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	70	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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