



**TW Property**

Since 2004

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

# 46e Dudley Road, TN1 1LF



## £149,500 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)





## Accommodation...

- ⌘ Bedroom ( )
- ⌘ Lounge ( )
- ⌘ Bathroom ( )
- ⌘ Kitchen ( )
- ⌘ Hallway ( )
- ⌘ Eaves ( )

## The Features...

- ⌘ No onward chain
- ⌘ Close to Tunbridge Wells Railway Station
- ⌘ Spacious lounge
- ⌘ Separate fully fitted kitchen
- ⌘ One double bedroom with eaves storage
- ⌘ Attractive panoramic views
- ⌘ Permit Parking
- ⌘ Large bathroom
- ⌘ Entryphone system
- ⌘ Long rental history
- ⌘ Double-glazed windows
- ⌘ Prime Town Centre Location
- ⌘ Council Tax Band A

## The Property...

TW Property are pleased to present this comfortable one-bedroom top floor apartment being sold with no onward chain. A naturally bright property, neutrally decorated throughout, providing a comfortable sized lounge with large double-glazed windows offering plenty of natural light and panoramic views, a spacious kitchen with wall and base units, a large bathroom with a bath, shower over bath, wash basin and WC. The double bedroom has room for freestanding furnishings and access to convenient eaves storage, useful for larger items. Externally, the flat forms part of a row of attractive period buildings with permit parking available from the local council.

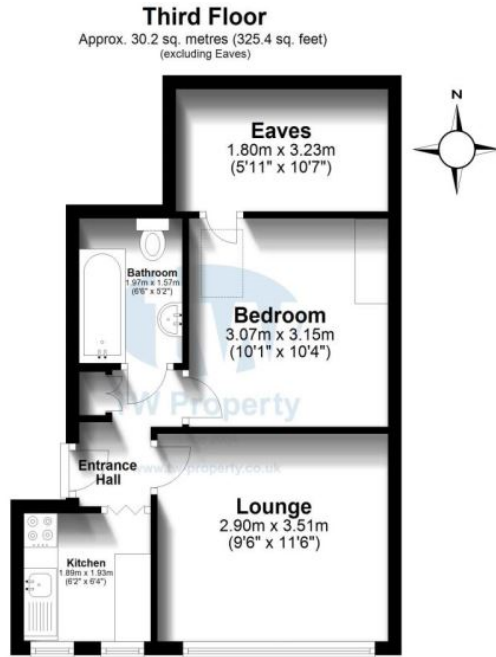
Located on Dudley Road, the property boasts a desirable and convenient location in the centre of Tunbridge Wells and is within walking distance to shops, eateries, parks, the common, the Pantiles and other amenities. It is also within short walking distance of Tunbridge Wells railway station and bus routes serving in and around the Tunbridge Wells area.

This property offers a wonderful opportunity for first time buyers or investors based on its regular and



# Summary...

TW Property are pleased to present this comfortable one-bedroom top floor apartment being sold with no onward chain. A naturally bright property, neutrally decorated throughout, providing a comfortable sized



Total area: approx. 30.2 sq. metres (325.4 sq. feet)

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	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	
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	63
(39-54) E	47
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
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)

