



**TW Property**

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# 5, 42 Warwick Park, TN2 5TB



**£240,000**



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)

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## Accommodation...

🔗 **Entrance Hall** ( )

🔗 **Lounge** ( )

🔗 **Kitchen** ( )

🔗 **Bedroom** ( )

🔗 **Shower room** ( )

## The Features...

## The Property...

A wonderful property on the first floor of this stunning period building in one of the town's most sought after locations. The Living room is a light filled space with a feature round bay at one end and 2 further windows. The modern kitchen has an integrated fridge freezer and dishwasher and a free standing stainless steel oven and gas hob. The bedroom is a good double and there is a shower room with a modern suite. Rarely available in this location and a must view.





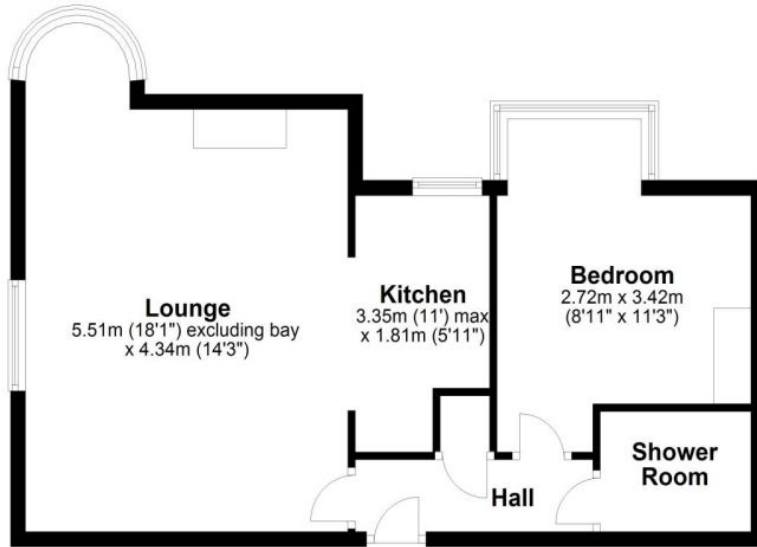
# Summary...

A wonderful property on the first floor of this stunning period building in one of the town's most sought after locations.



## First Floor

Approx. 49.2 sq. metres (529.3 sq. feet)



Total area: approx. 49.2 sq. metres (529.3 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)	81
(69-80 C)	
(55-68 D)	60
(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)	78
(55-68 D)	63
(39-54 E)	
(21-38 F)	
(1-20 G)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



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