

TUNBRIDGE WELLS

KENT



Tunbridge Wells Kent TN1 2NJ

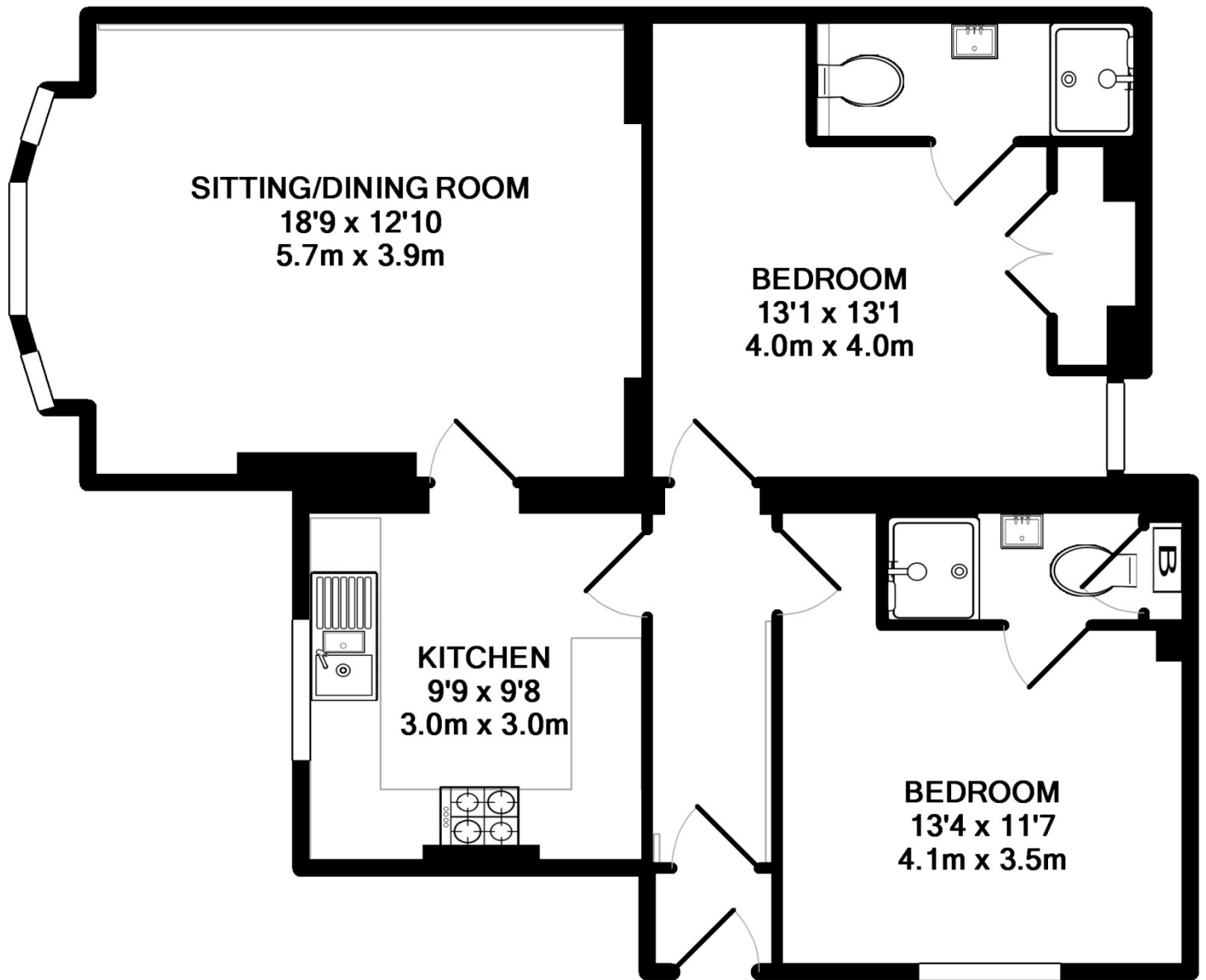
This stunning ground floor apartment is located within walking distance of the centre of the sought after Spa Town of Royal Tunbridge Wells.

Having undergone extensive renovation, the accommodation, with wonderful high ceilings, consists of a sitting/dining room with shuttered bay window, a fitted kitchen and two double bedrooms both with ensuite shower rooms.

Outside the property is approached via steps from the off road parking into the garden. The pretty enclosed garden is laid with York stone chips interspersed with mature flower and shrub beds, a delightful pond and an area of terrace. From outside there is access to a shared basement for additional storage.

- Stunning Ground Floor Apartment
- Sitting/Dining Room with Bay Window
- Fitted Kitchen
- Two Double Bedrooms both Ensuite
- Shared Basement for Storage
- Enclosed Garden with Pond
- Off Road Parking
- Walking Distance to Town Centre
- Mainline Station Nearby





TOTAL APPROX. INTERNAL FLOOR AREA 599.5SQ.FT. (55.7SQ.M)
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Performance Certificate



Flat 2, 4, Lansdowne Road, TUNBRIDGE WELLS, TN1 2NJ

Dwelling type: Ground-floor flat
 Date of assessment: 28 April 2015
 Date of certificate: 28 April 2015
 Reference number: 2088-8046-7264-3755-5990
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 75 m²

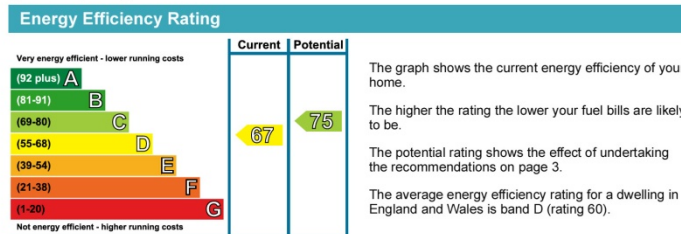
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,286
Over 3 years you could save	£ 603

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 147 over 3 years	
Heating	£ 1,818 over 3 years	£ 1,212 over 3 years	
Hot Water	£ 321 over 3 years	£ 324 over 3 years	
Totals	£ 2,286	£ 1,683	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 318	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 120	✓
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 168	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



SERVICES

Mains electricity, gas, water and drainage.

Tunbridge Wells Borough Council - Council Tax Band C

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



H&H

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