



# Monks Horton Sandhurst Road, Tunbridge Wells, TN2 3JU £1,215 Per month

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This lovely 1 bedroomed top-floor flat set back from Sandhurst Road, Tunbridge Wells is available from the 1st June. This is a bright, well-presented property perfect for a single person or professional couple.

The property includes an allocated parking space in front of the rare benefit of a private single garage with mains power ideal for secure parking, storage, or bikes. A spacious entrance hall welcomes you, with all rooms leading off. To the left, the generous sitting/dining room forms the heart of the home, featuring a large picture window that fills the space with natural light and an exposed brick fireplace with log-burning stove for added character. There is ample room for a dining table, making it a versatile and sociable area for everyday living and entertaining.

The well-equipped kitchen sits straight ahead from the hall and offers solid hardwood worktops that bring warmth and style, alongside a range of base and wall units providing excellent storage. A large window ensures a bright and practical space for cooking and meal prep.

The bedroom is a particularly spacious double, easily accommodating freestanding furniture, with a large window creating a calm, restful feel. A contemporary shower room with cubicle and WC completes the main accommodation, and there is the added convenience of a separate cloakroom/WC just off the living area. The apartment further benefits from double glazing and gas-fired central heating.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 69                      | 79        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |