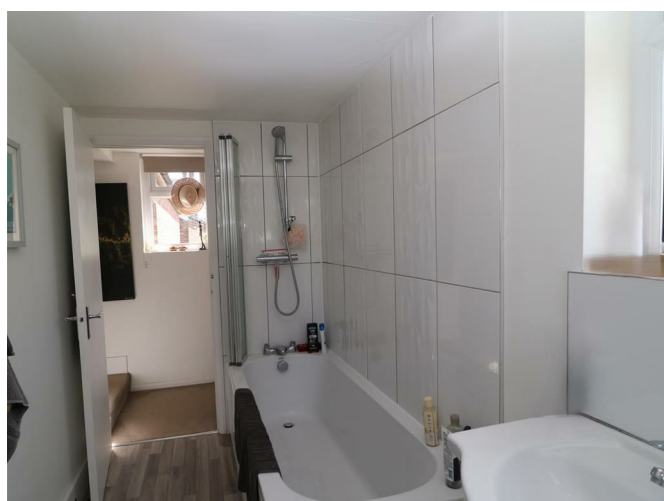


Ibbett Mosely



The Loft, Marlborough Garage Mount Ephraim, Royal Tunbridge Wells, TN4 8BB
TO LET
£1,350



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The Loft, Marlborough Garage Mount Ephraim, Royal Tunbridge Wells, TN4 8BB

- SITTING ROOM
- THREE BEDROOMS
- upvc DOUBLE GLAZING
- PARKING FOR ONE CAR
- KITCHEN with DINING AREA
- BATHROOM (with shower over bath)
- STORE ROOM/WORKSHOP
- UTILITY AREA OFFSET
- GAS FIRED CENTRAL HEATING
- SMALL GARDEN with SHED

EPC Rating-

SPACIOUS THREE BED LOFT CONVERSION ABOVE OFFICES LOCATED WITHIN EASY DISTANCE TO THE MAINLINE STATION, TOWN CENTRE AND HUB OF RESTAURANTS AND PUBS

Ground Floor

entry level through upvc front door to hallway leading to small garden and to the side a lock-up storage/workshop facility with electricity and opening doors. Stairs leading to 1st floor

Hallway

all rooms radiating off, two radiators, ceiling light fittings

Kitchen

approx. 10'10" x approx. 12'2" - into corner with selection of storage cupboards/drawers, inset fitted cupboard, built-in electric oven/hob, integrated fridge freezer, single sink with draining, ceiling light track, venetian blind, vinyl flooring, Co2 and smoke alarms.

Offset utility area with washing machine/separate dryer, boiler and leading to further storage area

Bathroom

dual aspect with white suite comprising bath/tiled surround, shower over and concertina shower screen, vanity unit with handbasin inset, medicine cabinet, toilet, heated towel rail, vinyl flooring

Bedroom One

approx. 9'9" x approx. 12'5" - with central light fitting, radiator, curtain pole with curtaining

Bedroom Two

approx. 10'9" x approx. 8'11" - with central light fitting, radiator, curtain pole with curtaining

Bedroom Three/Office

approx. 8'10" x approx. 12'3" - with central light fitting, radiator, curtain pole with curtaining

Sitting Room

approx. 12'10" x approx. 15'11" - at end of Hallway, with central

lights, radiator, curtain pole with curtaining.

There is carpeting fitted throughout the flat except where specified. There are an array of sockets and media points throughout.

Private Garden

with access off ground floor hallway

Parking

to the front there is one allocated parking space within the parking area of Marlborough Garage

Directions for finding the property: from Tonbridge proceed to Tunbridge Wells into Mount Ephraim. Immediately following the zebra crossing on the right there is a sign signalling Hillary Coachworks, turn right into this unmade access road, passing developments to the left, at the end the flat is found above offices to the coachworks. The flat has a private entrance to the side.

Your deposit will be protected under the Tenancy Deposit Scheme. Ibbett Mosely LLP is a member of the Property Redress Scheme.



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Tonbridge 01732 351323

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