



# Monks Horton Sandhurst Road, Tunbridge Wells, TN2 3JU

## £1,215 Per month



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	