



**40 Hawthorn Walk,
Tunbridge Wells, TN2 3UH
Asking price £140,000**



A well-presented first-floor studio flat, ideally suited to first-time buyers or investors. The property benefits from a generously sized separate kitchen and a separate bathroom, providing a more functional layout than a typical studio.

Finished with carpeting throughout and offered with all appliances included, this fully electric property is perfect for a first home. Leasehold tenure.

A fantastic opportunity to acquire a low-maintenance home or a strong addition to any investment portfolio.

- Small but Perfectly formed
- Low Bill
- Seperate Kitchen and Bathroom
- Parking Space
- Electricity Only
- Walking Distance to MLS



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	