



42B Sherwood Road, Tunbridge Wells, TN2 3LQ Asking price £90,000

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A well-presented studio flat located on the first floor of a purpose-built development. The property features a separate kitchen and bathroom, offering a more practical layout than typical studio accommodation. It is fully electric throughout and benefits from carpeting in all living areas, creating a comfortable and low-maintenance living space.

All appliances are included, making this an ideal turnkey option for buyers or tenants. The property is leasehold and would make an excellent purchase for a first-time buyer looking to step onto the property ladder, or for an investor seeking a straightforward rental opportunity with a good quality tenant currently in place



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC