



BEAUTIFULLY PRESENTED VICTORIAN TOWNHOUSE IN THE HEART OF TUNBRIDGE WELLS

YORK ROAD
TUNBRIDGE WELLS, KENT, TN1 1JX

Unfurnished, £2,250 pcm + fees and other charges apply.*

Available from 20/07/2019



• Convenient town centre location • End of terrace town house • Double reception/ dining room • 3 Bedrooms • 2 Bathrooms • Cellar • Small decked courtyard area • Off street parking • EPC Rating = D • Council Tax = E

Description

Beautifully presented Victorian townhouse in central town location. Boasting contemporary design throughout, this property is set out over 4 floors.

Lower ground floor
Cellar

Ground Floor

Entrance hall, spacious reception room with bay window and feature fireplace, leading into stunning fully fitted kitchen with French doors leading out to a pretty decked area.

First Floor

Master bedroom with bay window, fitted wardrobes and an en-suite shower room. A further bedroom and family bathroom complete the first floor accommodation.

Second Floor

A good sized bedroom and ample loft space.

Externally, there is a block paved driveway to the front of the house with space for parking and a pretty, compact decked area is found to the rear of the property.

Energy Performance

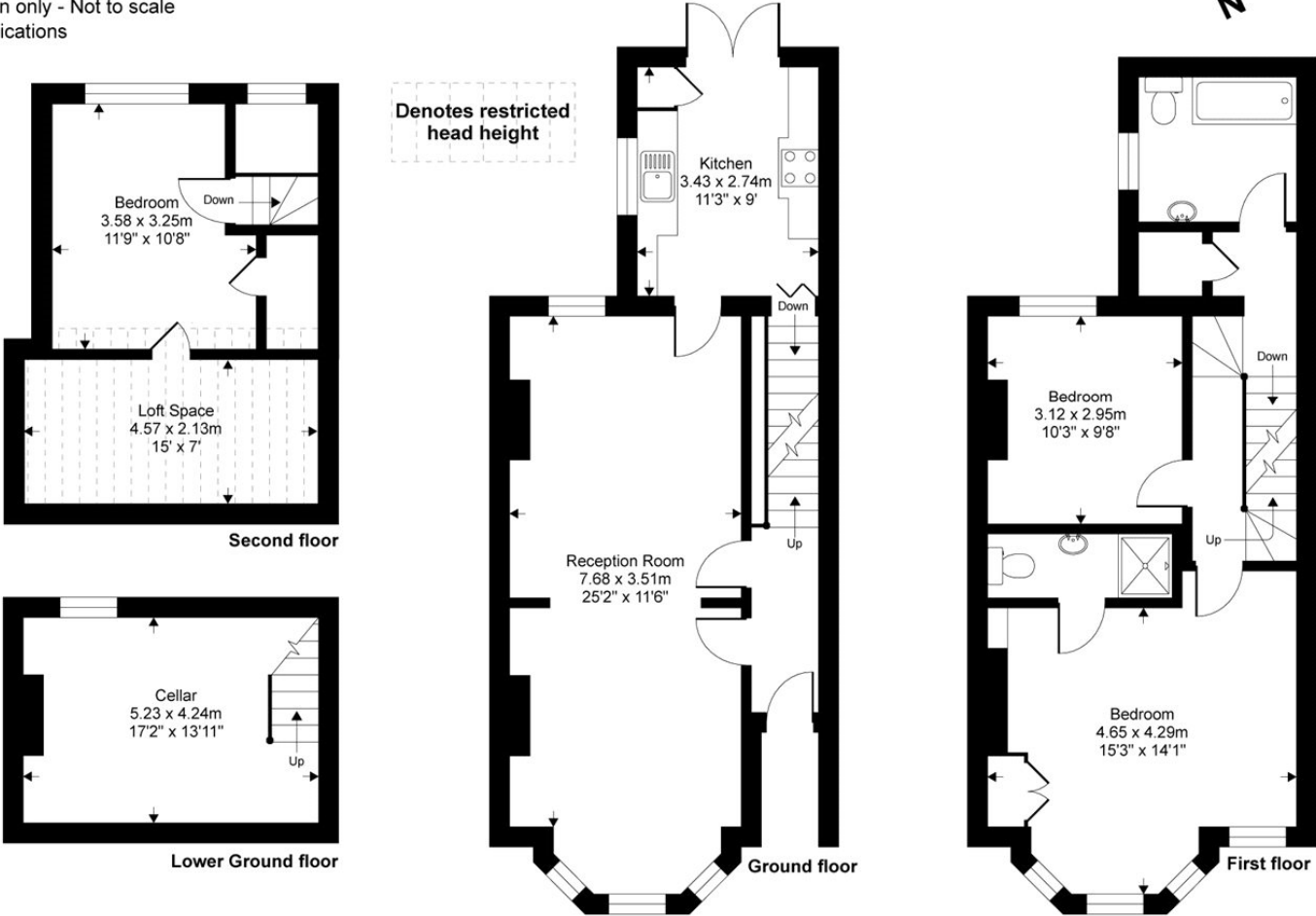
A copy of the full Energy Performance Certificate is available on request.



York Road, Tunbridge Wells, TN1

Gross internal floor area (approx):
120.9 sq m / 1302 sq ft (Excludes Restricted Head Height)

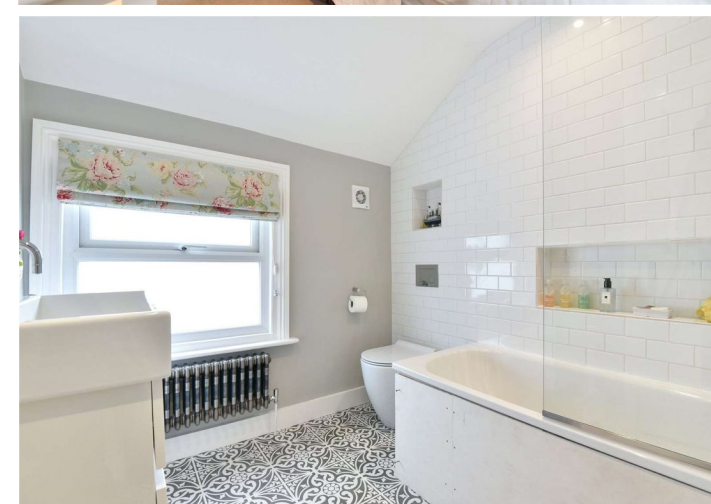
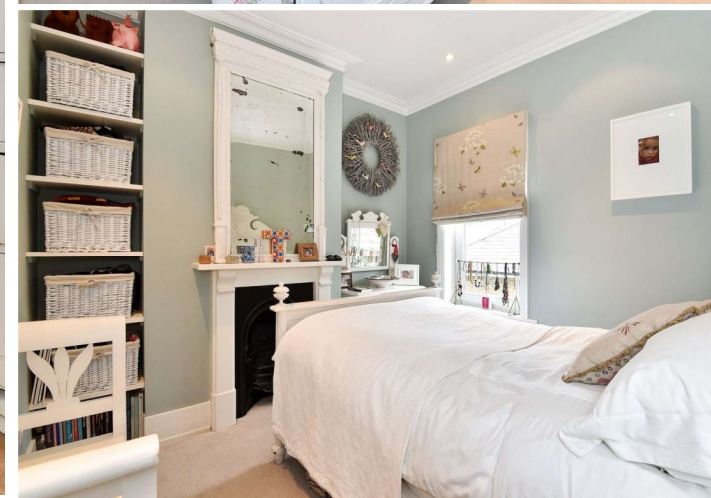
For Identification only - Not to scale
Niche Communications



FLOORPLANS

Gross internal area: 1302 sq ft, 121 m²

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



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190606AAMW

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Tunbridge Wells Lettings

Jade Kent
jade.kent@savills.com
+44 (0)1892 507 056

savills.co.uk