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**Garden Flat, 5 Mount Sion, Tunbridge Wells, Kent TN1 1TZ**  
**£275,000 -**



## PROPERTY DESCRIPTION

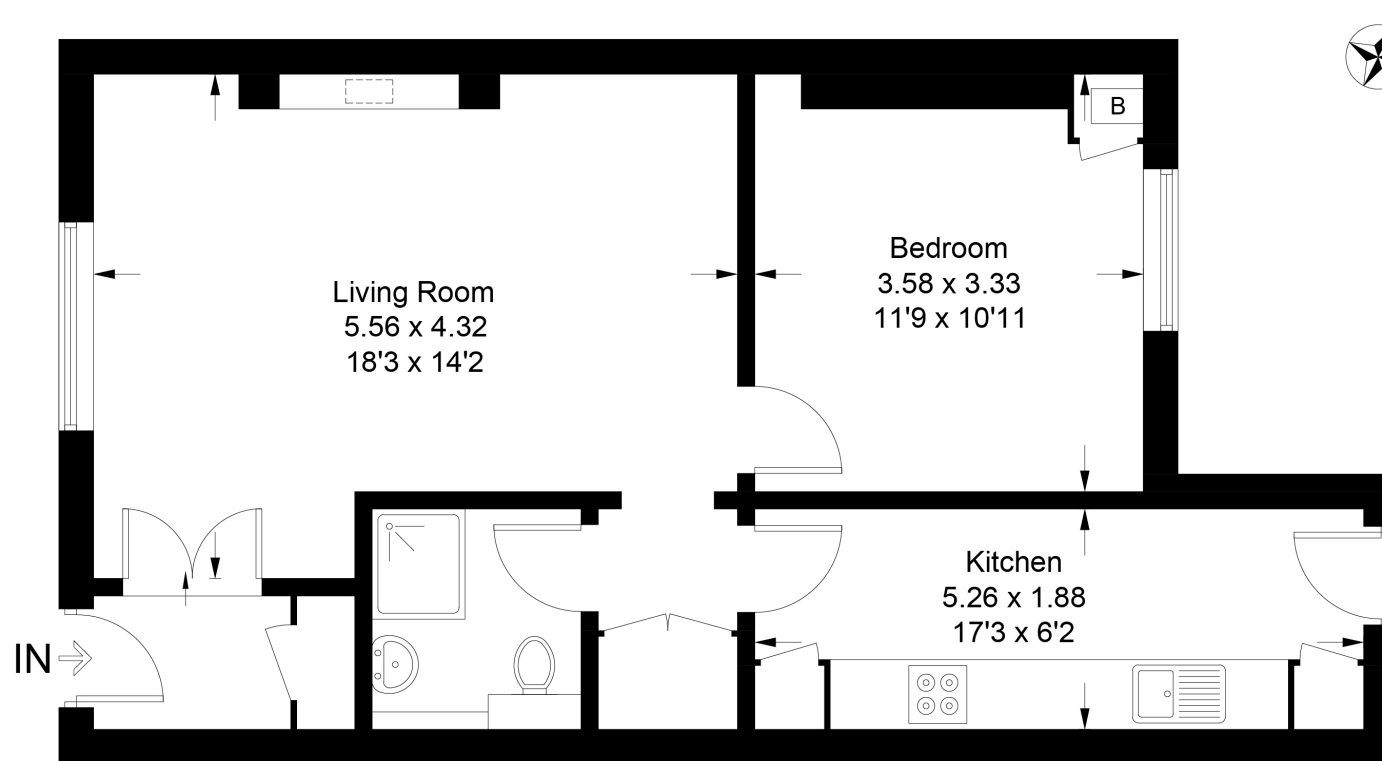
A beautifully presented and well-proportioned Garden Flat apartment, occupying the lower ground floor of this character property, a stone's throw from the Pantiles, the High Street and Tunbridge Wells mainline station. This wonderful property benefits from being Share of Freehold, having its own entrance, its own private patio area, a wood-burning stove, a generously sized bedroom and a recently refitted contemporary kitchen. Call us now, we are \*Open 8 am - 8 pm 7 Days a Week\*

## POINTS OF INTEREST

- GARDEN FLAT
- SHARE OF FREEHOLD
- ONE BEDROOM
- BATHROOM
- ON STREET PARKING
- PRIVATE GARDEN
- CENTRAL LOCATION
- TUNBRIDGE WELLS STATION 0.3 MILES



Approximate Gross Internal Area = 55.0 sq m / 592 sq ft



### Lower Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID985221)

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		68	77
EU Directive 2002/91/EC			