

## Directions

## Viewings

Viewings by arrangement only. Call 01825 701 030 to make an appointment.

## EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

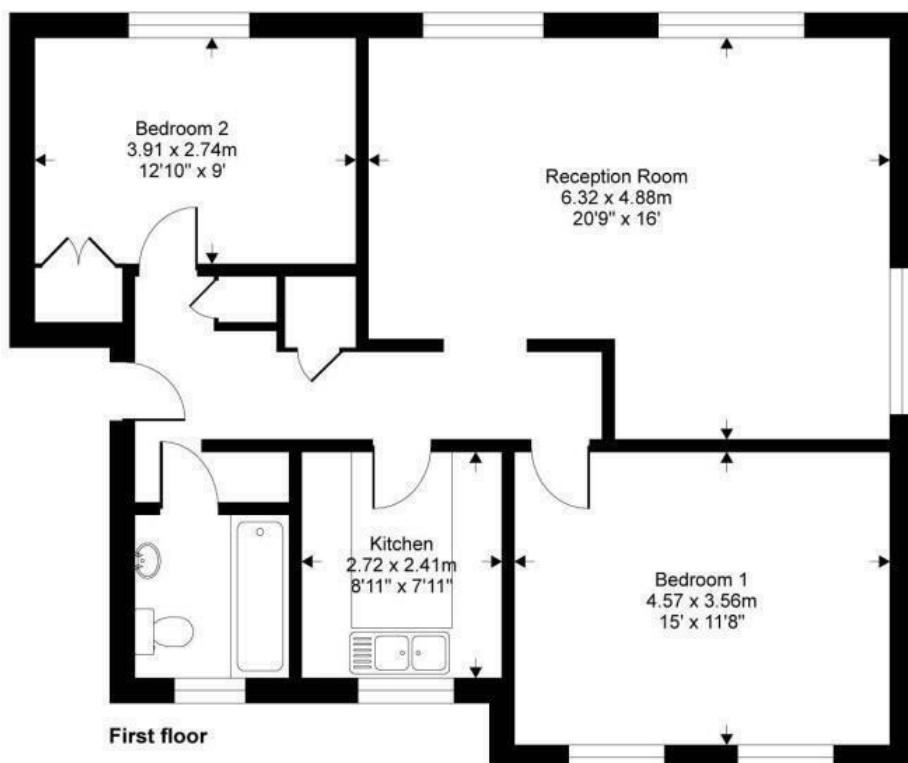
## Carlton Lodge, The Ferns, Tunbridge Wells, TN1

gross internal floor area (approx):

79.3 sq m / 854 sq ft

For Identification only - Not to scale

Niche Communications



Flat 2, Carlton Lodge The Ferns, Royal Tunbridge Wells, TN1 2JU  
**£1,550 Per month**

- Ground Floor Apartment
- Two Double Bedrooms with Fitted Wardrobes
- Large Sitting Room/Dining Room
- Superb Location within Walking Distance of Town & Mainline Railway
- Pretty Communal Gardens
- PHOTOS TO FOLLOW

- Single Garage with Parking in Front
- Available Immediately for Long Term Let
- EPC C - 75

## Flat 2, Carlton Lodge The Ferns, Royal Tunbridge Wells

TM1 2HJ

A spacious two bedroom apartment set in a quiet & peaceful location in the popular St. James area of town, a short walk to the town centre and main line station



Council Tax Band: C

A spacious and bright character apartment with ample accommodation comprising:

Private entrance door into hallway with built in store cupboards, further cupboard housing the electric consumer unit and a utility cupboard.

The sitting room/dining room is a bright, dual aspect living room with double glazed sash windows to rear overlooking the communal gardens.

The Kitchen offers a modern range of wall and base units and wood effect worktop. Inset sink and drainer with mixer tap. Double glazed sash window to front.

Bedroom one is a spacious double bedroom with double glazed sash windows to front and bedroom two is another double bedroom with double glazed sash window to rear and built in double wardrobe.

The refurbished bathroom offers a white suite comprising of panelled bath with shower over, pedestal wash hand basin and low level WC.

Outside there are communal gardens to enjoy at the rear of the property. Parking is located to the front of the block, the property has the benefit of a single garage with an additional parking space in front.

This property is available immediately and is offered unfurnished for a long term let.