



22 Earls Road, Tunbridge Wells, TN4 8EA

£795 Per month



****AVAILABLE IMMEDIATELY****

This recently refurbished studio apartment is situated on the top floor of an attractive bay fronted building in Earl's Road just down from the popular Mount Ephraim.

The accommodation, which benefits from a good amount of natural light, offers a private entrance hall, a good size living/bedroom space (19'4 x 14'5) with wood style flooring and built in storage cupboards (with inset lighting). Situated at the front of the building, the living area offers some nice views across the surrounding area (as shown in the pictures). There is a separate modern fitted kitchen, with cooker, fridge/freezer and washing machine (included in the sale). There is also a separate modern bathroom with a shower over the bath.

The flat is fitted with a BT full fibre optic internet connection and is heated via electric heaters (the electric immersion heater for the water was replaced in 2020).

The property benefits from the use of the communal garden.

Being so close to the town centre and mainline station, this studio apartment is ideal for anyone who commutes to London, or indeed just wants to make use

- Studio Apartment
- Large Bathroom
- Redecorated
- Council Tax A
- 0.9 Miles to MLS
- Well Equipped Kitchen
- Zoned Areas



Energy Efficiency Rating		Council	Private
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		75
(69-80)	C		
(55-68)	D		53
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	