



Winchs Garth, Staplehurst, Tonbridge

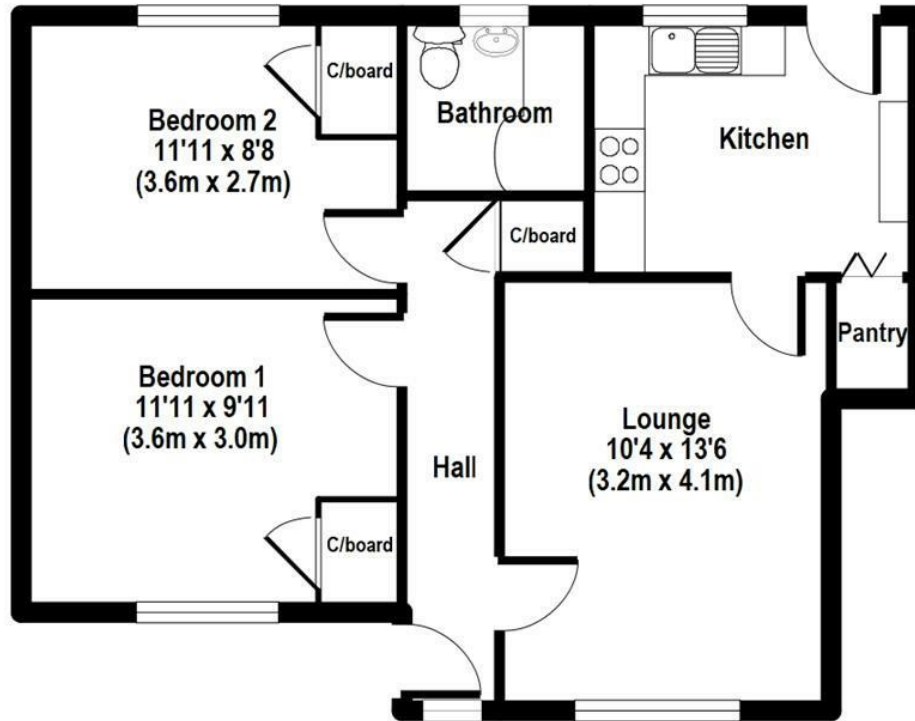
**IMMEDIATELY AVAILABLE** - New to the market is this freshly renovated ground floor apartment on Winchs Garth, Staplehurst. Properties to let in the area are rarely available and as such an early call is advised in order to avoid disappointment. This flat is unique in that it has large living accommodation along with two double bedrooms and a large private rear garden with brick built storage shed and is ideally located for a commuter needing the train station within walking distance. This represents an ideal opportunity for someone looking for a long term let in a popular area and as such we would strongly advise an internal viewing. **CALL NOW TO VIEW!**

## £900 PCM

- TWO BEDROOM GROUND FLOOR APARTMENT
- Stunning Condition Throughout
- Large Rear Garden
- Outside Storage Shed
- Permit Parking Available
- Walking Distance to Local Supermarket & Mainline Train Station
- EPC Rating TBC
- **CALL NOW TO VIEW!**







APPROX GROSS INTERNAL FLOOR AREA: 548 sq. ft / 51 sq. m

### Winch's Garth

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.