

Shrublands Court, Tunbridge Wells, Kent, TN2 3PS



£900 Per Month



Fabulous spacious property seeking lovely new tenants. Situated in the popular St James area, close to the town centre, the independent shops of Camden Road and less than a mile from Tunbridge Wells station. This neutral, bright and spacious flat is just ready for you to move in and make it your home.

This very bright and spacious apartment is situated on the first floor and benefits from views over the communal gardens from a large window in the spacious living area. All rooms are accessed from the wide entrance hallway which also contains additional storage cupboards.

The contemporary kitchen is fitted with ivory shaker style wall and base units and includes a Bosch washing machine, a Zanussi cooker and a fridge freezer. The worktop is in a brown quartz effect and the floor is finished with ivory coloured tiles.

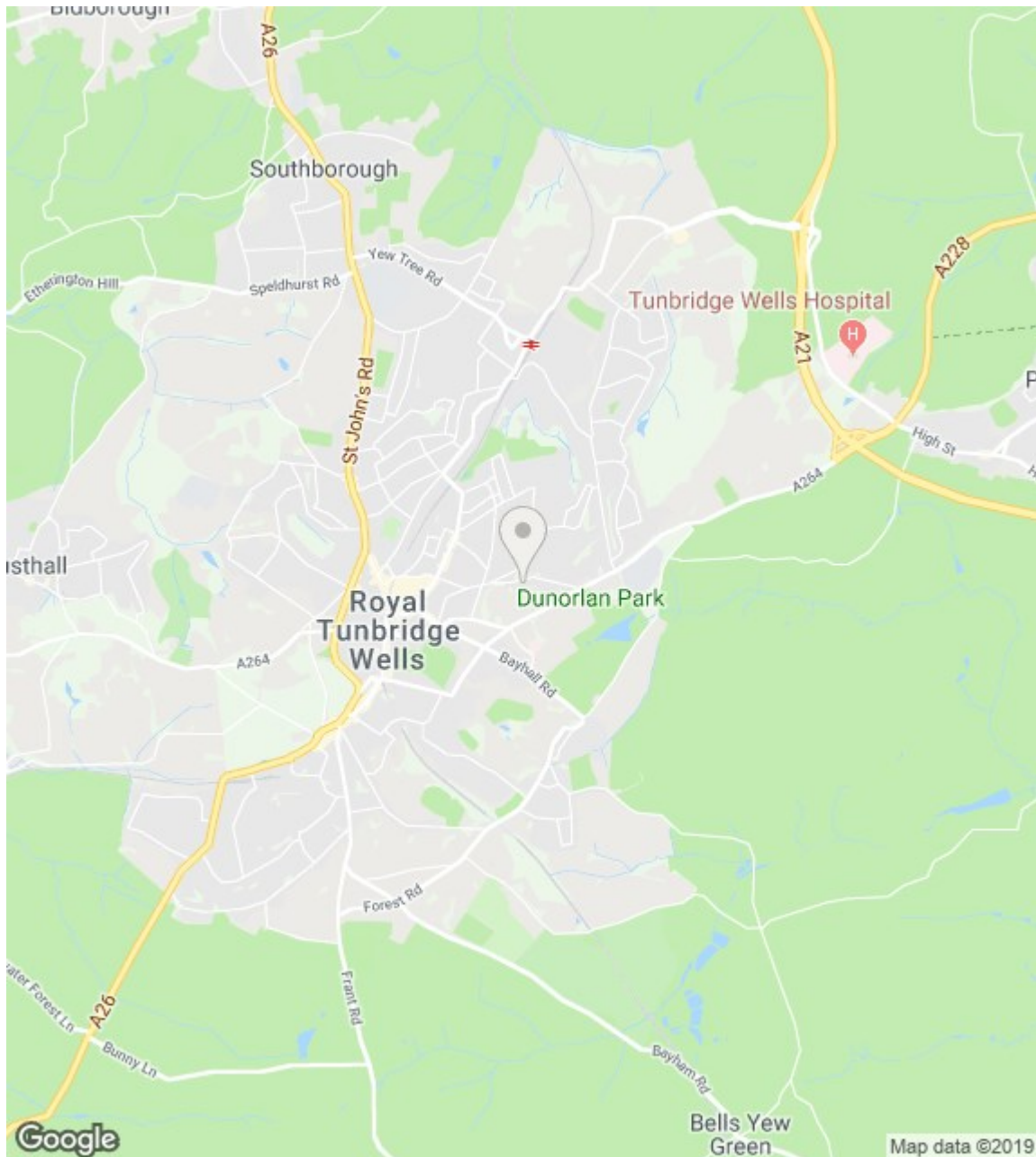
The property has been fitted with neutral carpets throughout and feels very spacious. The main living space alone measures c 18 sqm and both bedrooms are good sized doubles with the convenience of fitted wardrobes. The bathroom has a white suite including a Triton electric shower and the flooring is a light coloured laminate.


Outside the property benefits from a small store - measuring c 0.8m x 1.9m. There is also an allocated private parking space suitable for a small car. We regret the property is not suitable for pets.

The communal gardens are a delightful feature this property with well-established shrubs and hedges.

This property is very close to the town centre and walking distance to Tunbridge Wells Station and is therefore perfectly located for commuters, shoppers, theatre goers and for enjoying all the events that Tunbridge Wells offers.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	79
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	75	81
England & Wales		EU Directive 2002/91/EC 