

## Grosvenor Road, Tunbridge Wells, Kent TN1 2AN



**£510**




Double bedroom in shared house for single person. Newly refurbished with laminate flooring and white furnishings. BILLS INCLUDED

Immaculate furnished double bedroom in shared house located in heart of Tunbridge Wells and therefore ideally situated for access to the Town Centre, bars, restaurants, main line station, buses and the beautiful Calverley Park. The property is newly refurbished with laminate flooring and white furnishings (double bed, wardrobe, chest of drawers and a bedside cabinet). The shared kitchen is brand new and benefits from two electric ovens, electric hob, dishwasher, washer/dryer, fridge freezer and breakfast bar. There is a brand new shower room on the ground floor and brand new bathroom with shower over bath on the first floor. Would suit a single professional. **BILLS INCLUDED.**





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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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