



**42B Sherwood Road,
Tunbridge Wells, TN2 3LQ
Asking price £110,000**



A well-presented studio flat located on the first floor of a purpose-built development. The property features a separate kitchen and bathroom, offering a more practical layout than typical studio accommodation. It is fully electric throughout and benefits from carpeting in all living areas, creating a comfortable and low-maintenance living space.

All appliances are included, making this an ideal turnkey option for buyers or tenants. The property is leasehold and would make an excellent purchase for a first-time buyer looking to step onto the property ladder, or for an investor seeking a straightforward rental opportunity with a good quality tenant currently in place



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	