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Lower Green Road, Rusthall, Tunbridge Wells

Offers Over £140,000

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This well-presented ground floor studio apartment offers bright and practical open-plan living, making excellent use of the available space.

The main living area benefits from dual-aspect windows, allowing plenty of natural light to flood the room and create a bright, airy atmosphere. Finished in neutral décor with laminate-style flooring throughout, the versatile space provides ample room for both living and sleeping arrangements. Additional features include recessed shelving, an aerial point, recessed ceiling lighting, and a wall-mounted electric heater.

The fitted kitchen is positioned within the open-plan living space and offers a range of wall and base units with complementary work surfaces and tiled splashbacks. Integrated appliances include an electric oven and hob with extractor hood above, along with a fridge, freezer, and washing machine. A stainless steel sink and drainer completes the kitchen area.

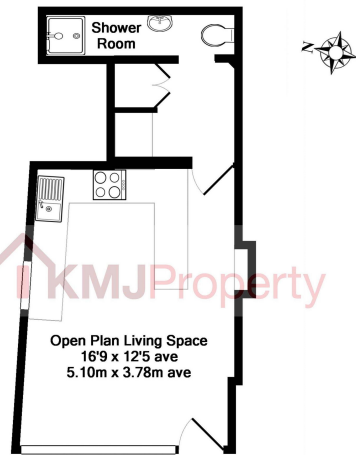
Moving through a separate dressing area with built in wardrobe/storage space which leads to the shower room and comprises a shower cubicle, wash hand basin, and WC, all finished in a clean, modern style.

Buildings Insurance-£268.22

Grant of Easement-£350 per year (Shared between 5)- £70

Situated in a highly convenient location, this property is just a 5-minute walk (0.2 miles) to Rusthall St Paul's CofE Primary School. Local shops and conveniences, including those on Rusthall High Street, are only 0.3 miles away (around a 7-minute walk), while a variety of pubs and eateries are within 0.5 miles (10–15-minute walk). For larger shopping needs, Royal Victoria Place Shopping Centre is easily accessible, just 1.6 miles away (8 minutes by car) or via regular bus services (with the 281 running approximately every 12 minutes). Commuters can benefit from Tunbridge Wells Station, located 1.7 miles away, approximately a 35-minute walk or a 10-minute drive. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.





TOTAL APPROX. FLOOR AREA 291 SQ.FT. (27.0 SQ.M.)

Whilst every effort has been made to ensure accuracy, measurements are approximate and no responsibility is taken for error or omission. Total floor area includes garages and outbuildings. Made with Metropix 62017

- CHAIN FREE
- Open Plan with Modern Fitted Kitchen
- Shower Room
- Modern Throughout
- Ground Floor Studio Flat
- Integrated Appliances
- Council Tax Band A
- EPC- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	