



The Ridings, Paddock Wood, Tonbridge, Kent, TN12 6YB

Guide Price £160,000 - £170,000

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Guide Price £160,000 - £170,000. Offered for sale is this one-bedroom first floor apartment, situated within a quiet and popular development in Paddock Wood. The property comprises entrance hall, living room / dining room, separate kitchen, double bedroom and bathroom. Outside the property benefits from an allocated parking space, further guest parking bays and a communal garden. This property is within close proximity to Paddock Wood high street which offer a range of local amenities, Waitrose supermarket and a mainline train station. This property would be ideal for first time buyers, downsizers and investors and is also being offered for sale with no onward chain.

First Floor Apartment

One Bedroom

One Reception Room

Kitchen

Bathroom

Allocated Parking Space

Communal Garden

Close Proximity To HS & MLS

Ideal For FTB's & Investors

No Onward Chain!





LOCATION: Tonbridge

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

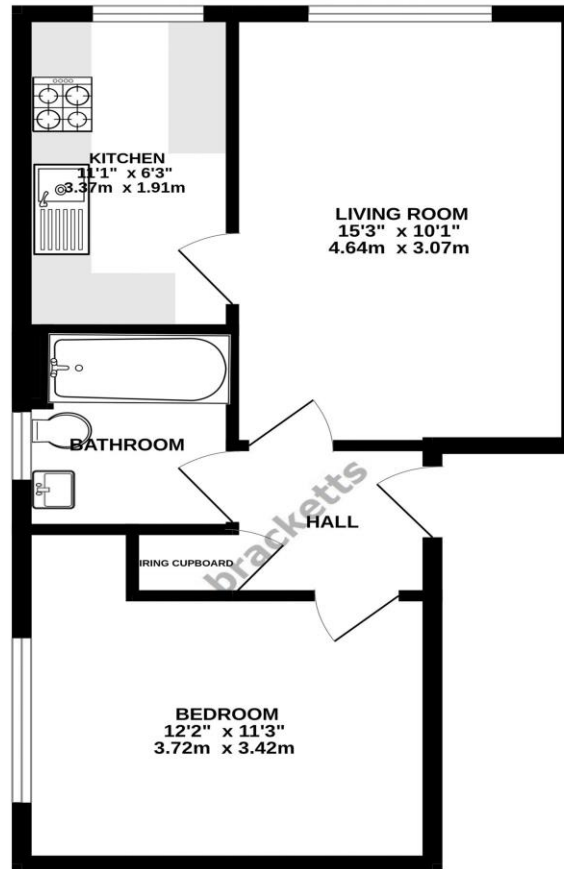
ADDITIONAL INFORMATION:

Council Tax Band C
125 year lease commenced in 1992
Ground Rent £75pa
Service / Maintenance £1344pa

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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FIRST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



THE RIDINGS, PADDOCK WOOD

TOTAL FLOOR AREA : 427 sq.ft. (39.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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