



Hildenfields, Tonbridge, Kent, TN10 3DQ
Guide Price £395,000

When experience counts...

est. 1828
bracketts

Bracketts are delighted to offer to the market this stunning ground floor apartment set in the sought after and prestigious Hildenfields Development. From the moment you drive through the private remote operated gates into the development there is a sense of security and luxury. This is continued as you enter the communal entrance with impressive chandelier and marble flooring with access to the lift or staircase leading to all floors. Internally accommodation comprises entrance lobby, entrance hall, large open plan lounge/dining room with views over communal areas, modern fitted kitchen, utility room housing gas boiler, family bathroom, two bedrooms with en suite to master bedroom. Large walk in storage cupboard. Salient features to note include: Gas central heating, security video entry system, allocated parking in addition to visitors parking.

Two Bedrooms

Ground Floor Apartment

Private Gated Development

Lounge / Dining Room

En suite & Family Bathroom

Allocated Parking

Close to Tonbridge &
Hildenborough Facilities

Viewing Highly Recommended

Communal Grounds

Close to Countryside Walks





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 D

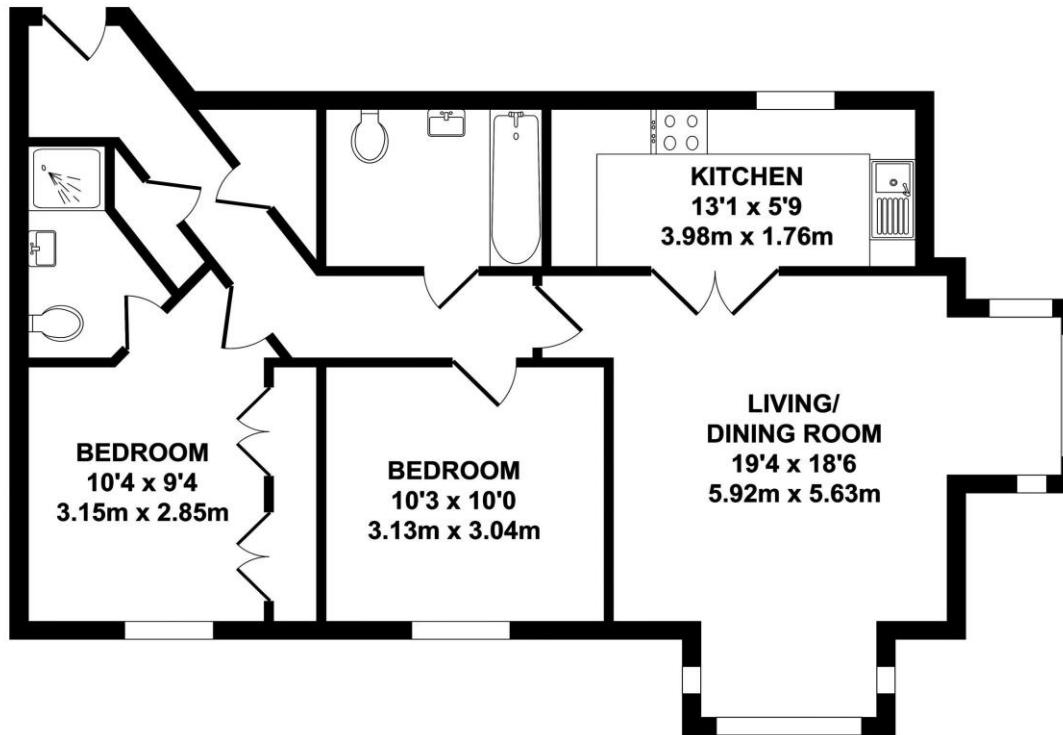
Double Glazed Windows

Lease Hold Information – 116yrs remaining

Maintenance Charges - £210pcm



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



APPROX. FLOOR AREA

691 SQ.FT.

(64.20 SQ.M.)

TOTAL APPROX. FLOOR AREA 691 SQ.FT. (64.20 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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