



Offered for sale is this good sized top floor apartment situated in central Tonbridge with allocated parking. The property internally comprises entrance, two bedroom, bathroom, large open plan sitting / dining and modern fitted kitchen. Situated close to the Town Centre, the property is within close proximity to Tonbridge Mainline Station and High Street which offers a range of local shops, supermarkets, cafes, bars and restaurants, as well as the historic Tonbridge Castle with stunning river walks leading you through to the park and sportsground and onto the beautiful Haysden Country Park. This property would be ideal for first time buyers, investors and many others who are looking to be centrally located to the town and an internal inspection is highly recommended. No onward chain.

Two Bedrooms

Top Floor Apartment

Large Open Plan Sitting Room

Modern Fitted Kitchen

Family Bathroom

Close to Local Amenities, Coveted
Schools & Mainline Station

Centrally Located

Allocated Parking

Viewing Highly Recommended

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, 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).

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

ADDITIONAL INFORMATION:

Council Tax Band F

Double Glazed Windows

Lease Hold Information - We understand each lease would be granted for a term of 999 years. Once the last property has been sold the freehold interest is to be transferred to a management company, meaning the management company would own the freehold and the leaseholders would be directors of the management company.

Maintenance Charges _£TBC

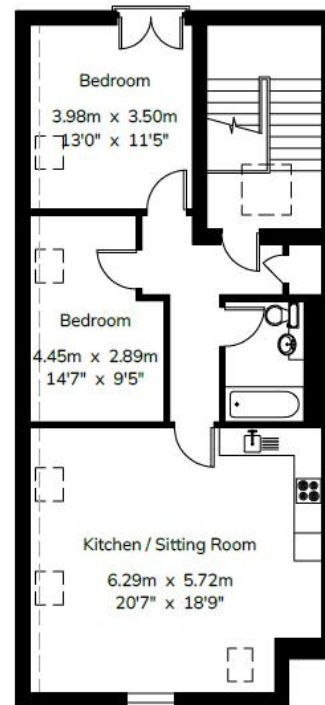


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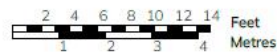
Flat 19 - Gross Internal Area : 75.5 sq.m (812 sq.ft.)
Mission Hall - Gross Internal Area : 99.6 sq.m (1072 sq.ft.)



----- Restricted Height



Second Floor



For Identification Purposes Only.

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