



# ASTOR HOUSE

— ANGEL LANE TONBRIDGE —

*When experience counts...*

**bracketts** est. 1828



- Town Centre Development
- High Street Location
- 4 x 1 Bedroom apartments
- Spacious Open Plan Living Accommodation
- Luxurious Kitchens & Bathrooms
- Security Communal Entrance
- Approx 32 minutes to London Bridge from Tonbridge Station & Hildenborough Station
- Feature Roof Terraces
- Lockable Storage Unit For Each Apartment With Power & Light
- Close to All Local Amenities
- 10yr Builder Guarantee Insurance



## LOCATION: Tonbridge, Kent

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 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).



# Astor House

## Specification schedule



### Kitchens

Bespoke Howdens kitchens with contemporary cabinets, integrated ovens and space for fridge freezer and washing machine



### Interior Designed Bathrooms

Modern shower rooms featuring white sanitary ware with designer fittings, vanity unit, double shower cubicle, heated towel rails.

### Heating, Electrical & Lighting

Electric heating system. Recessed spotlights and feature lighting throughout.  
Primary BT points and pre-wired Multi-Media points

### Interior Finishes

Quality oak wood effect flooring

### External Features

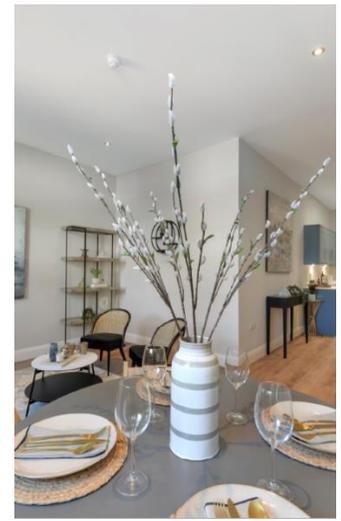
Each apartment comes with a roof terrace and a large lockable storage unit with power & light within the communal hallway area. External lighting.

### General Features

Private Development in town centre location

Private residents' management company set up to maintain all communal areas.

125yr Brand new lease for each apartment.



Astor House, Flats 1-4, 3 Angel Lane, Tonbridge, Kent, TN9 1GF

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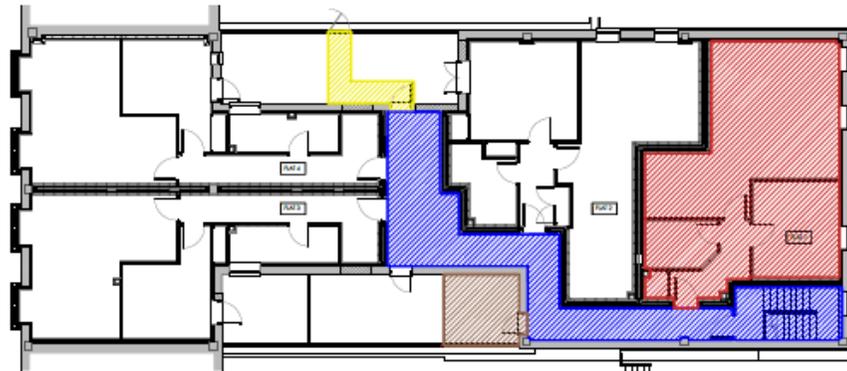


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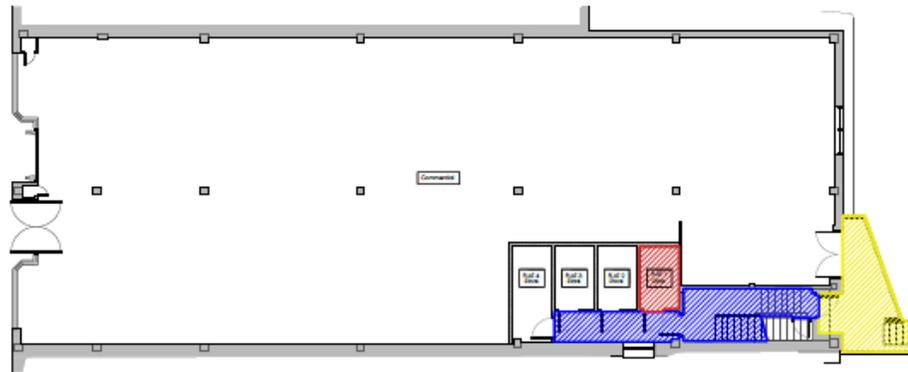
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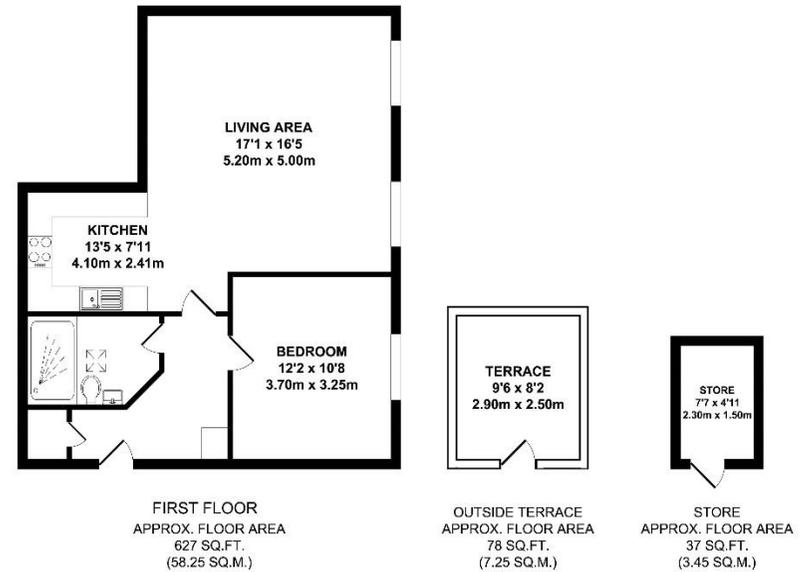
# Apartment 1, Astor House, Angel Lane



First Floor Plan  
SCALE 1:200



Ground Floor Plan  
SCALE 1:200

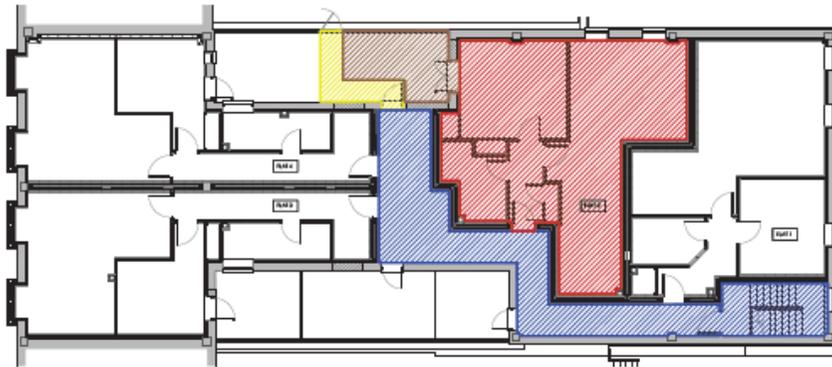


**TOTAL APPROX. FLOOR AREA 742 SQ.FT. (68.95 SQ.M.)**

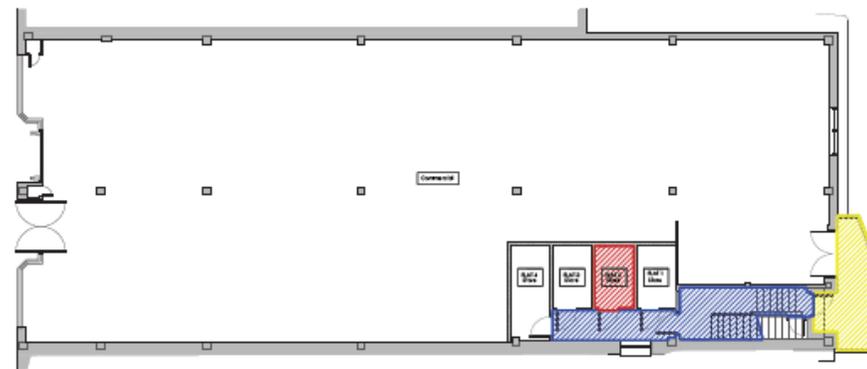
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Apartment 2, Astor House, Angel Lane



First Floor Plan  
SCALE 1:200



Ground Floor Plan  
SCALE 1:200



**TOTAL APPROX. FLOOR AREA 694 SQ.FT. (64.44 SQ.M.)**

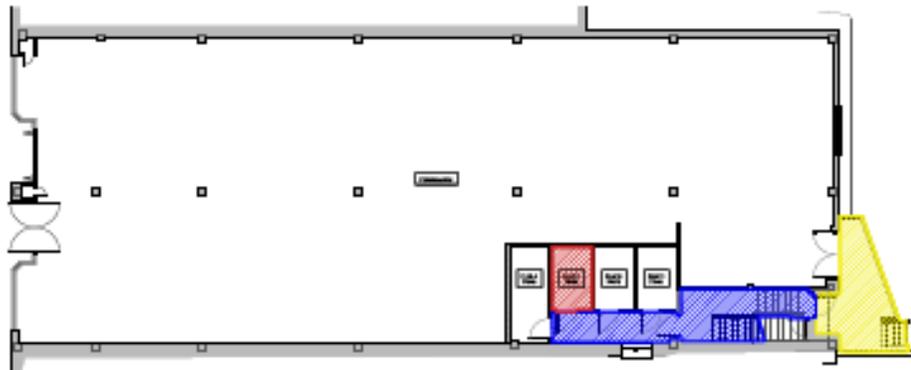
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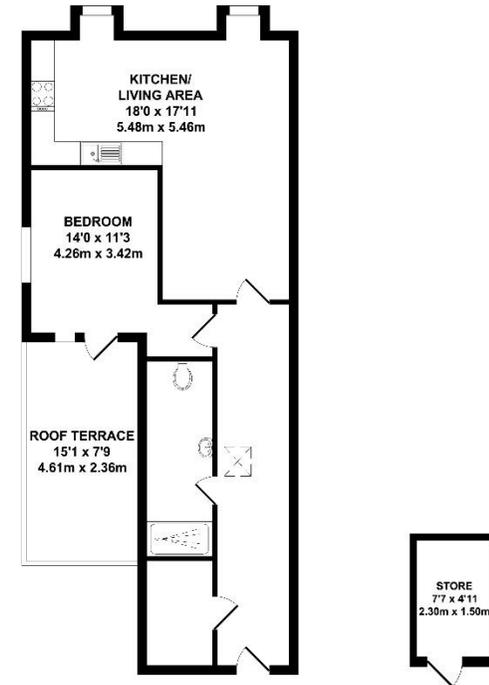
# Apartment 3, Astor House, Angel Lane



First Floor Plan  
SCALE 1:200



Ground Floor Plan  
SCALE 1:200



FIRST FLOOR  
APPROX. FLOOR AREA  
599 SQ.FT.  
(55.64 SQ.M.)

STORE  
APPROX. FLOOR AREA  
37 SQ.FT.  
(3.45 SQ.M.)

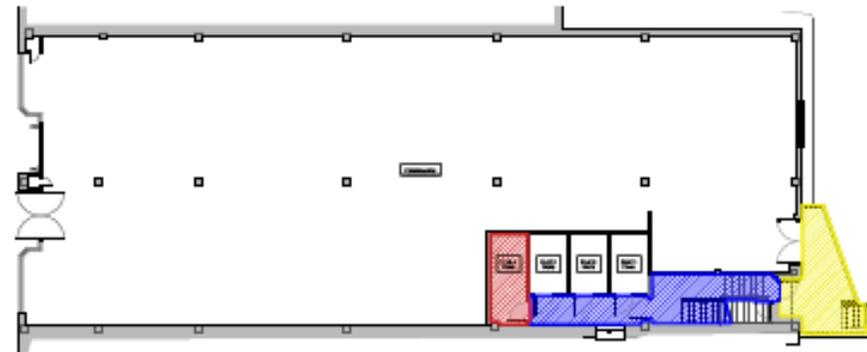
TOTAL APPROX. FLOOR AREA 636 ST. FT. (59.09 SQ.M.)

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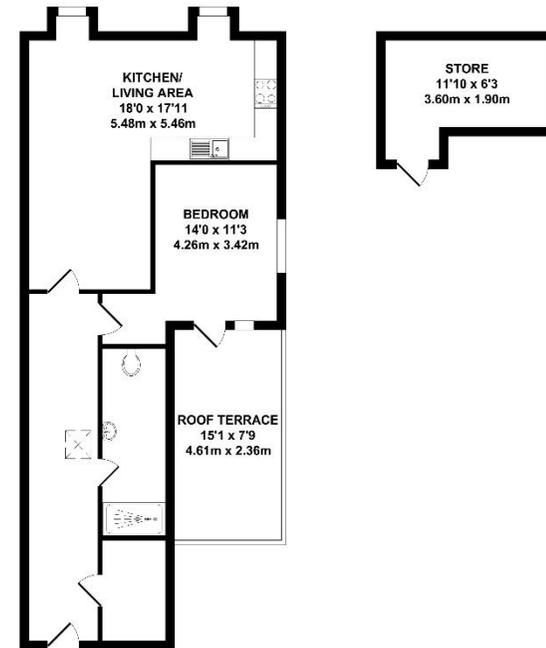
# Apartment 4, Astor House, Angel Lane



First Floor Plan  
SCALE 1:200



Ground Floor Plan  
SCALE 1:200



FIRST FLOOR  
APPROX. FLOOR AREA  
599 SQ.FT.  
(55.64 SQ.M.)

STORE  
APPROX. FLOOR AREA  
83 SQ.FT.  
(7.69 SQ.M.)

TOTAL APPROX. FLOOR AREA 682 SQ.FT. (63.33 SQ.M.)

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