



Ibbett Mosely

7, Albemarle Riverside, 18c Lyons Crescent, Tonbridge, TN9 1GJ
Guide Price £475,000



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A TRULY OUTSTANDING PENTHOUSE APARTMENT ENJOYING FAR REACHING RIVER VIEWS BUILT AND EQUIPPED TO A HIGH SPECIFICATION IN A CONVENIENT CENTRAL LOCATION WITHIN WALKING DISTANCE OF THE HIGH STREET AND MAIN LINE STATION

AN INTERNAL INSPECTION IS ADVISED TO FULLY APPRECIATE THE BRIGHT AND SPACIOUS ACCOMMODATION HAVING A VERY TASTEFUL CONTEMPORARY STYLE

- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- SECOND DOUBLE BEDROOM
- FAMILY BATHROOM
- SPACIOUS OPEN PLAN LIVING AND DINING AREA
- LUXURY KITCHEN WITH RANGE OF INTEGRATED APPLIANCES
- PREMIUM SEALED UNIT DOUBLE GLAZING
- SECURED COMMUNAL ENTRANCE
- SOUTH FACING BALCONY TERRACE
- PARKING SPACE AVAILABLE BY NEGOTIATION
- STUNNING PENTHOUSE APARTMENT

A BRAND NEW PENTHOUSE APARTMENT ENJOYING FAR REACHING RIVER VIEWS in an appealing detached building of eight units recently completed to a high specification by Albemarle Limited. A contemporary style with a black and white theme predominates throughout making it very distinctive and well worthy of an early inspection particularly as this is one of the two last remaining unsold in the whole development.

The apartment is very well appointed and boasts many outstanding features such as a spacious luxury kitchen fully equipped with range of appliances, marble work surfaces and quality units, generous living/eating space with access to a south facing balcony terrace. There are luxury bath/shower rooms, premium double glazing to floor to ceiling windows to maximise the light flow and a gas fired central heating system with black wall mounted radiators. A video entryphone system, lifts and high degree of security complete this perfect apartment.

TONBRIDGE

Occupying a fine central location in an established area within a few minutes walk of the High Street offering a good range of shops including Waitrose, coffee shops and many eateries. The main line station with a frequent service to London and the South Coast is about half a mile.

A good selection of Private, State and Primary Schools are available close at hand. Tonbridge Sportsground with leisure facilities including an indoor/outdoor swimming pool is nearby. There is a direct access to walks along the Medway towpath. The A21 and on to the M25 is available at the southern end of the town within a couple of miles.

GOOD SIZED L SHAPED ENTRANCE HALLWAY

With deep walk in storage cupboard, wood panelled floor.

SPACIOUS FEATURE OPEN PLAN LIVING AND DINING AREA

With wood flooring and doors opening to the SOUTH FACING RAILED BALCONY TERRACE.

The LUXURY KITCHEN has an extensive range of cupboard and drawers in black with marble worktops and range of integrated appliances including ceramic hob, oven and grill with concealed extractor hood over. There is also a fridge having a freezer under, dishwasher and a washing machine. Peninsular unit and wall cupboard housing the Vaillant combi gas fired boiler.

MASTER BEDROOM

With a full height picture window overlooking the river, fitted carpet.

EN SUITE SHOWER ROOM

With walk in fully tiled shower cubicle having a rainhead and hand shower fitment, square wash basin having a large mirror over, WC with concealed cistern. Electrically heated ladder style towel rail.

BEDROOM TWO

With fitted carpet and door to the south facing balcony.

FAMILY BATHROOM

With tiled panelled bath, rainhead and hand shower fitment, fully tiled surround. Square wash basin having a large mirror over, WC with concealed cistern. Electrically heated ladder style towel rail.

OUTSIDE

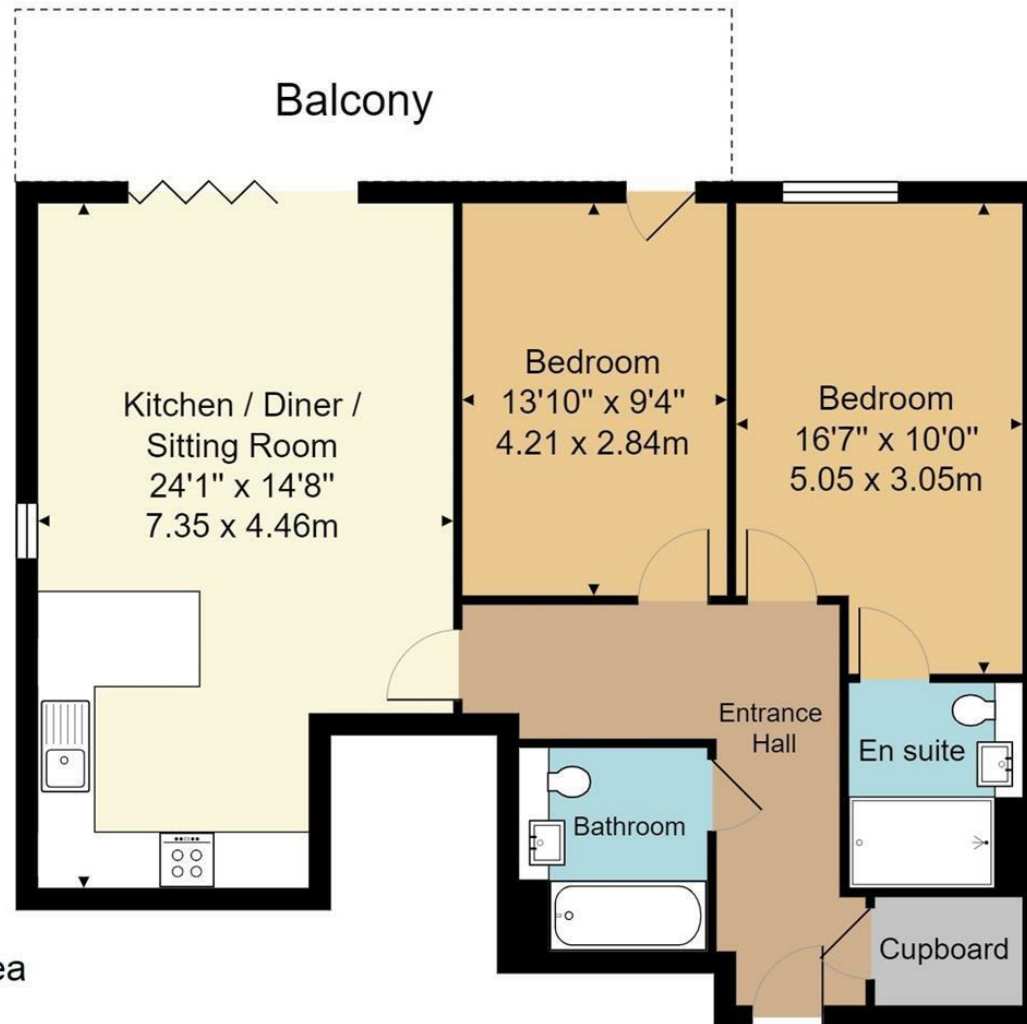
Gated driveway to a PARKING SPACE (available by negotiation). Cycle Store. Communal Gardens with stocked borders and secured gate to the Medway towpath.

NOTE

The apartment is held on a 999 year lease commencing on 1st January 2021 at a Peppercorn Ground Rent. There will be a Service Charge equal

to 7.77% of Communal Expenditure and 7.77% of Common Parts Expenditure which will be overseen by Albemarle Riverside Management Limited and is understood to be initially in the region of £2,500 per annum.





Approx. Gross Internal Area
851 sq. ft / 79.0 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

Tonbridge 01732 351323

EPC Rating-

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