

# Ibbett Mosely



**26 York Parade, Tonbridge, TN10 3NP**

**TO LET**

**£1,475**



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*offices in Kent and London*

# 26 York Parade, Tonbridge, TN10 3NP

Recently fully refurbished throughout, a spacious self-contained maisonette above business premises in a most convenient position in North Tonbridge close to all amenities and local transport. Tonbridge Town Centre and the Railway Station with regular trains to London are within easy access.

- SPACIOUS SITTING ROOM
- MODERNISED FITTED KITCHEN
- THREE BEDROOMS
- BATHROOM SUITE with shower
- Economic/Efficient DIMPLEX PANEL HEATING with individual controls
- DOUBLE GLAZED
- PRIVATE PATIO AREA
- Extensive PARKING available off Road in Crescent

FULLY REFURBISHED spacious self-contained maisonette above business premises in a most convenient position in North Tonbridge close to all amenities and local transport. Tonbridge Town Centre and the Railway Station with regular trains to London are within easy access.

**Private gated Patio Area**  
giving access to

**Inner Hallway**  
leading through to kitchen/sitting room. Coir matting at entrance, carpeted, row of clothes hooks, Dimplex panel heater, stairs to 1st Floor. Smoke alarm

**Kitchen approx 11' x approx 10'**  
with a very attractive selection of floor/wall/drawer units in dove grey with chrome handles. Inset oven with ceramic hob inset above, stainless / s splashback and extractor. Expansive work-surfaces in mottled grey with fully tiled surrounding upstand/sockets. Stainless / s double sink with draining/single tap. Space for Fridge/Freezer, space with plumbing for w/machine. Small breakfast bar and separate pantry cupboard. Spotlights on track, rollerblind, vinyl flooring

**Sitting Room approx 17' x approx 13'**  
with Dimplex heater, media point/sockets. Recently replaced carpets, curtains, lighting. Understairs storage cupboard 'housing' meters. Full width of windows overlooking frontage.

**Stairs to Upper Floor**

**Landing**  
Dimplex heater, airing cupboard with water storage tank. Smoke alarm

**Bed 1 (rear) approx 12'6" x approx 9'8"**  
with blackout curtains affixed to pole and lighting

**Bed 2 (front) approx 8'4" x approx 13'1"**  
with blackout curtains affixed to pole and lighting

**Bed 3 (front) approx 8'6" x approx 9'1"**  
with blackout curtains affixed to pole and lighting

**Bathroom**  
white suite comprising, enclosed toilet, vanity unit, panelled bath with Triton electric shower/glass concertina shower screen. Fully tiled walls surrounding bath. Chrome heated towel rail, extractor, ceiling light, vinyl flooring, rollerblind

**Council Tax**  
This property is band C with Tonbridge and Malling Borough Council

**Directions**

From our offices in the High Street proceed in a northerly direction, going over the traffic lights by Tonbridge school into Shipbourne Road, proceed over two roundabouts and approximately half-a-mile on the left there is York Parade boasting a variety of shops in a crescent off the main road. The flat is above the shops/Co-op store with access at street level to the rear from coded gates and a communal stairway.

Your deposit will be protected under the Tenancy Deposit Scheme. Ibbett Mosely LLP is a member of the Property Redress Scheme.



## Ibbett Mosely

**Tonbridge 01732 351323**

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