



### **Modern 2 Bedroom Ground Floor Apartment with Parking in Central Tonbridge**

This modern ground floor two double bedroom apartment sits in central Tonbridge. There is an open plan kitchen-living room with a Juliet balcony. The kitchen is well equipped with gas hob, fan oven and full height fridge freezer. There is a hallway utility cupboard with a washer dryer and a separate hallway storage cupboard. The modern family bathroom has a bath with shower over, and there are two double bedrooms. The property is double glazed throughout with gas central heating, EPC Band C. The property comes with an allocated parking space and access to the communal bicycle store. The building is purpose built and has a lift. Council tax band C. Available for long term let. Viewing highly recommended.





## ACCOMMODATION

### **Kitchen-Living Room** 12' 6" x 11' 6" (3.8m x 3.5m)

The kitchen-living room has a low maintenance laminate floor and French doors that open onto a Juliet balcony. There is a radiator with thermostatic valve and a TV point.

### **Modern Kitchen** 8' 2" x 6' 7" (2.5m x 2m)

The modern kitchen is well equipped with full height fridge freezer, four ring gas hob and fan oven. A good range of wall and base kitchen cupboards provide plenty of storage

### **Master Bedroom** 12' 6" x 9' 10" (3.8m x 3m)

The master bedroom has a double glazed window that overlooks the side of the property. There is a radiator with thermostatic valve.

### **Modern Bathroom**

The modern bathroom has a full length bath with shower over, there is a WC, a pedestal basin with mixer tap, a wall mounted storage cupboard with mirror door, a shelf and a heated towel rail. The bathroom has an extractor fan.

### **Bedroom 2** 12' 6" x 7' 10" (3.8m x 2.4m)

The second double bedroom has a double glazed window that overlooks the side of the property. There is a radiator with thermostatic valve.

### **Parking**

There is an allocated parking space at the rear of the building, along with visitor parking.

### **Location**

The apartment is on the ground floor of a purpose built block on Lyons Crescent. Tonbridge High Street with its wide variety of shops and restaurants is a minutes away. Tonbridge Castle is a 3 minutes on foot. Tonbridge mainline station with its train services to London is a 9 minute walk.

### **EPC & Council Tax**

Energy Performance Certificate band C. Tonbridge council tax, band C, £2094.37 for 2025-26.





## FLOOR PLAN

### Ground Floor

Approx. 53.5 sq. metres (575.6 sq. feet)





## IMPORTANT NOTICE

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