



Flat 4, 4 Tully Drive, Paddock Wood, Tonbridge, TN12 6FP

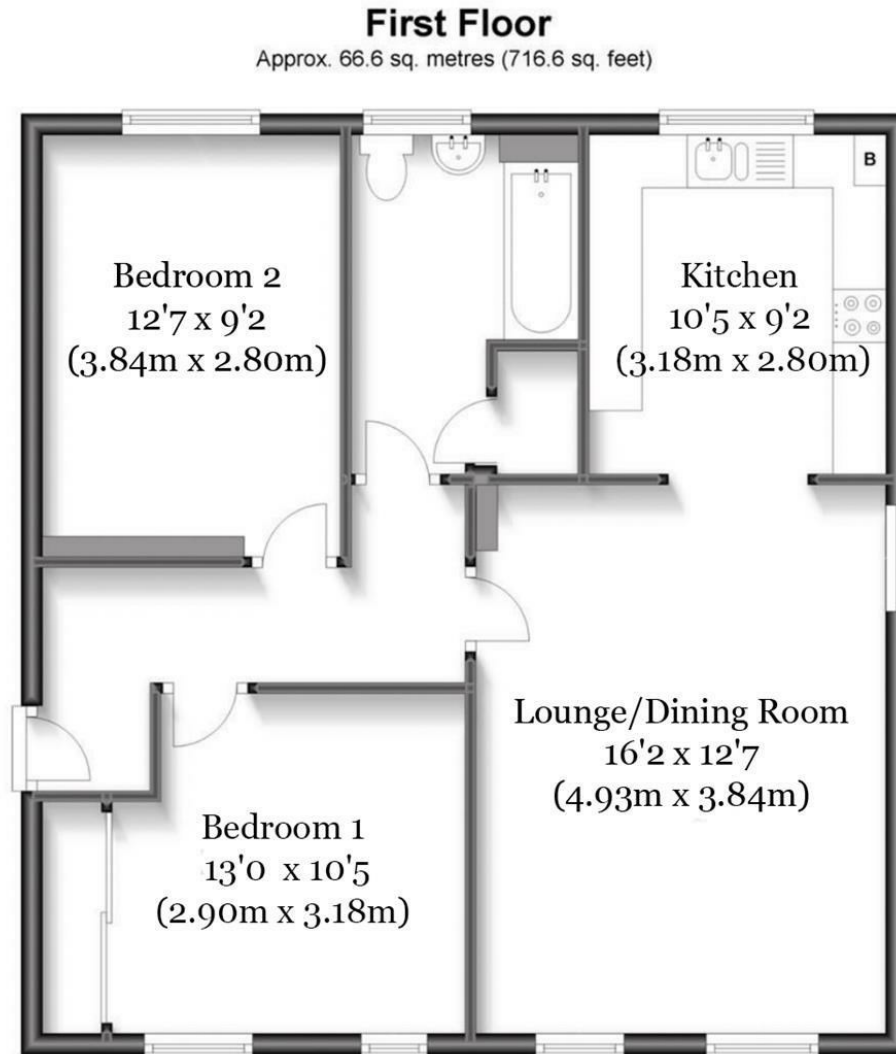
Asking price £280,000

Jack Charles
Estate Agents

Sales & Lettings

- Guide £280,000
- Two Double Bedrooms
- Parking
- Top Floor Apartment
- Lounge / Dining Room
- Leasehold
- Close To MLS & Town Centre
- High Quality Kitchen
- Communal Gardens

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

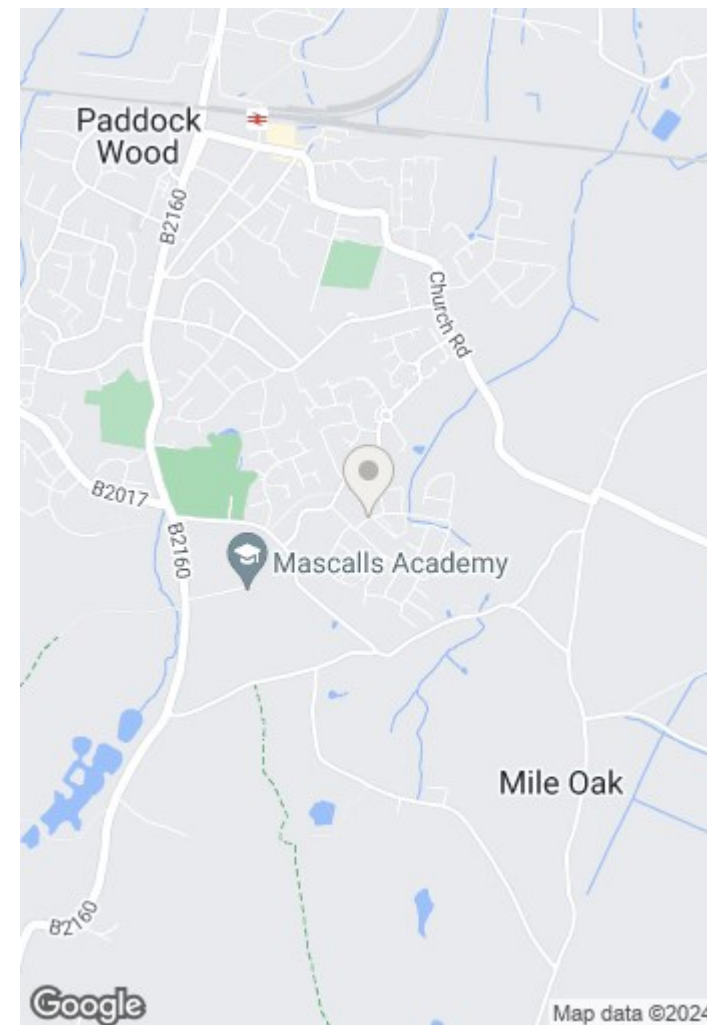
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To Be Sold

Jack Charles are delighted to offer this spacious two bedroom top floor apartment located in a sought after modern development which is within easy access to the town centre and mainline station which provides frequent services to London & the Coast. The property was built by Charles Church in 2019 and offered for sale with the remaining 10 years builder guarantee. The accommodation itself comprises of communal entrance, private entrance hall, sitting / dining room which has a square arch leading to a high quality modern kitchen with integrated appliances which includes a dishwasher, washing machine and fridge freezer. There are granite work tops and a cupboard housing the boiler. There are two good size double bedrooms one with fitted wardrobes and there is a family bathroom with a white suite and shower over bath. The property also benefits from allocated parking at the rear, two visitors spaces and access to fantastic communal grounds including a childrens play area.

Location

Paddock Wood is a desirable small town which provides big brand shops as well as small local businesses and secondary and primary schools. The property is well located for those who need to commute as it is close to the mainline station with fast links to London Bridge and Charing Cross. There is also the excellent 'A' road network which provides easy access to the M20/A21 and beyond. Paddock Wood lies between the larger towns of Tonbridge and Tunbridge Wells, with its larger shopping amenities and grammar and private schooling.





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