



2h Lyons Crescent, Tonbridge, Kent, TN9 1EX

Asking price £265,000

Jack Charles  
Estate Agents

Sales & Lettings

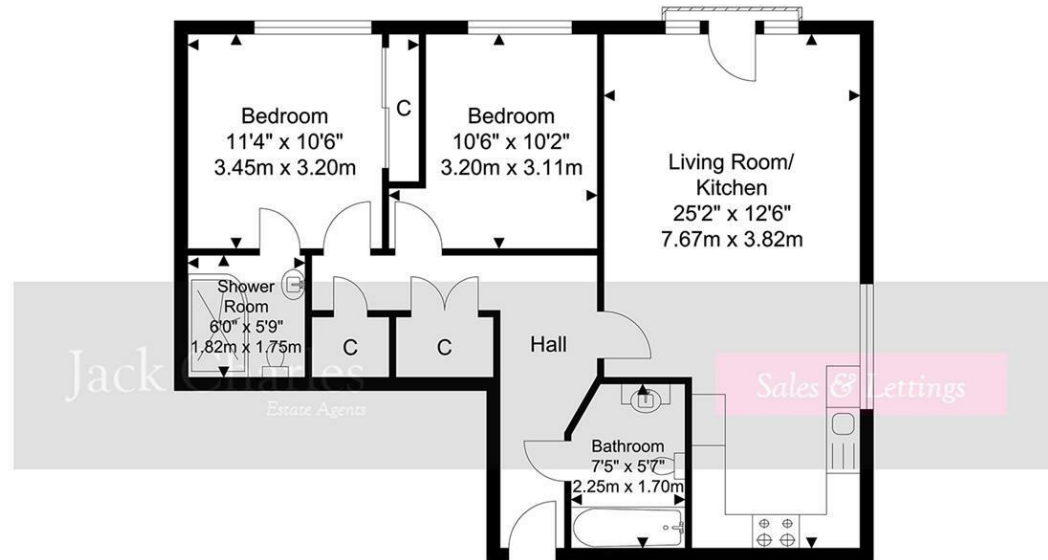


- Two Bedroom Apartment
- Family Bathroom
- Well Presented

- Central Location
- Open Plan Lounge / Kitchen
- Great Investment opportunity

- Ensuite
- Undercroft Parking
- Viewings Recommended

**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.



Approximate Floor Area  
700.19 SQ.FT.  
(65.05 SQ.M.)

TOTAL APPROX FLOOR AREA 700.19 SQ.FT. (65.05 SQ. M.)  
For Identification Purposes Only.



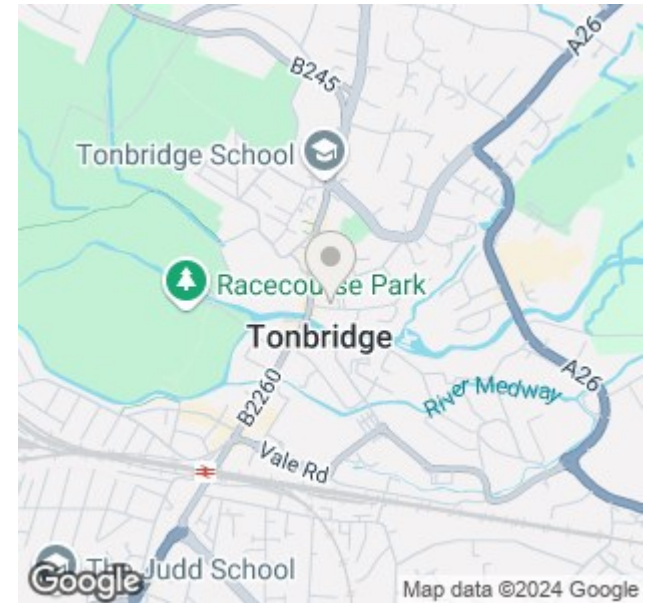
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## To Be Sold

Jack Charles are delighted to be appointed as agents for the sale of this delightful two bedroom apartment situated close to Tonbridge High Street. This well presented and spacious two bedroom apartment also has the benefit of gated undercroft parking and lift access. Internally the property comprises entrance hall, stylish open plan kitchen / living area with a Juliette balcony, two bedrooms ensuite and a family bathroom. Viewings are recommended.

## Tonbridge Location

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, children's 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 fast commuter 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 a full scale of education from Nursery to College and includes Grammar & Private schools such as the world-renowned Tonbridge School. 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).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	83
England & Wales	EU Directive 2002/91/EC	





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