



Lyons Crescent, Tonbridge, Kent, TN9 1FB

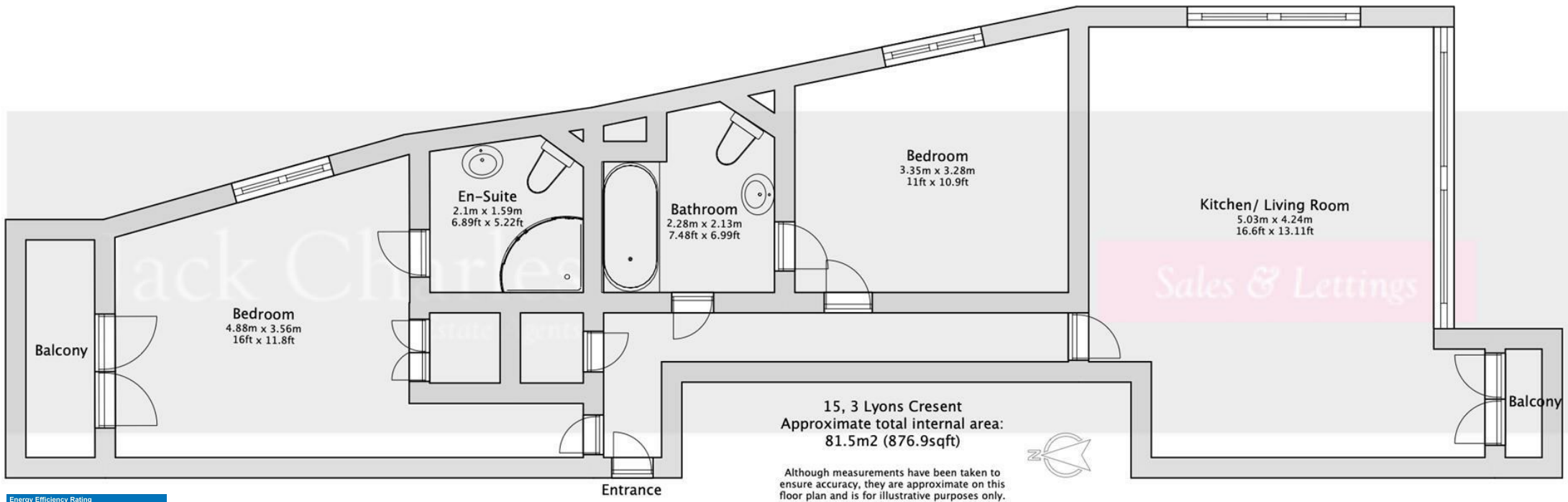
Asking price £399,950

Jack Charles
Estate Agents

Sales & Lettings

- Stunning Penthouse Apartment
- Ensuite & Family Bathroom
- Gated Secure Parking
- Stunning Open Plan Living / Kitchen / Dining Room
- Roof Top Views
- Central Location
- Two Double Bedrooms
- Two Balconies
- Viewing Highly 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.



| Energy Efficiency Rating | | Current | Minimum |
|---|--|---------|---------|
| Very energy efficient - lower running costs | | | |
| (95-100) A | | | |
| (81-94) B | | 80 | 80 |
| (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 | | | |

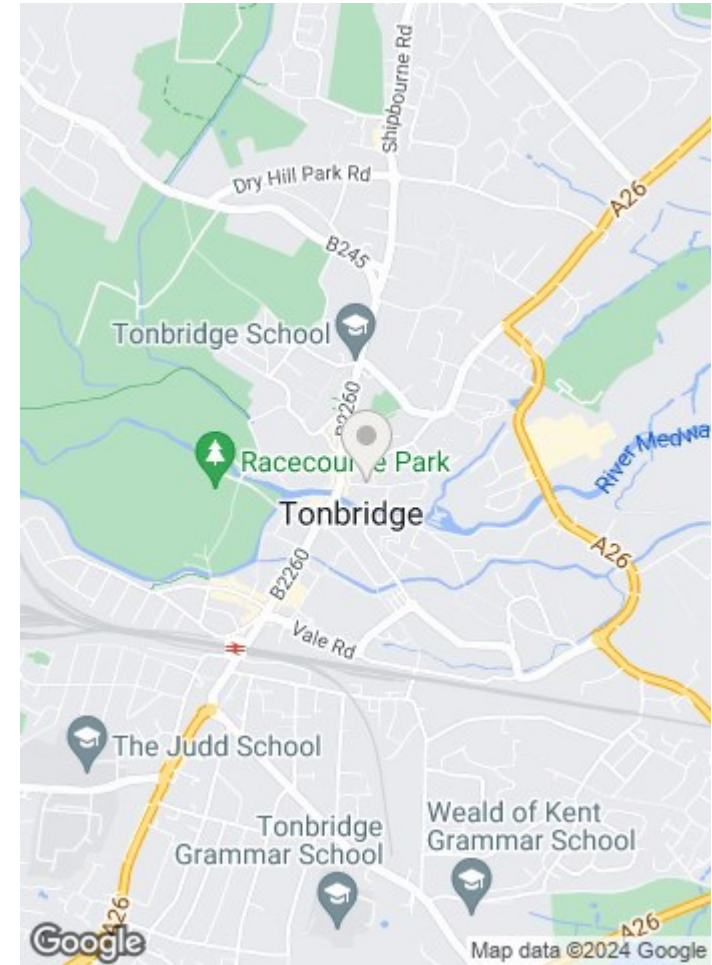
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To Be Sold

Jack Charles are delighted to offer for sale this stunning penthouse apartment with amazing roof top views to the front and also superb views to the rear with the Church and Castle in the distance. It is set just off the High Street and has been improved by the present owner and comprises a wonderful open plan living / kitchen / dining room which has a wall of windows letting in a vast amount of natural light and doors leading to a small balcony which has amazing views. This room has a new kitchen with new high-quality Bora and Neff appliances, central island as well as space dedicated to dining and seating areas. There are two bedrooms the master bedroom has a double aspect, double wardrobes and an en-suite shower room as well as a second balcony with views of Church and Castle. There is a further double bedroom with a spacious family bathroom which can be accessed via 'Jack n Jill' doors from the hallway too. Other benefits include intuitive smart home lighting throughout the flat, a newly fitted boiler, lift to all floors and undercroft secure parking. 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).





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