



3 Stenning Court Uridge Crescent, Tonbridge, TN10 3EF.

Jack Charles

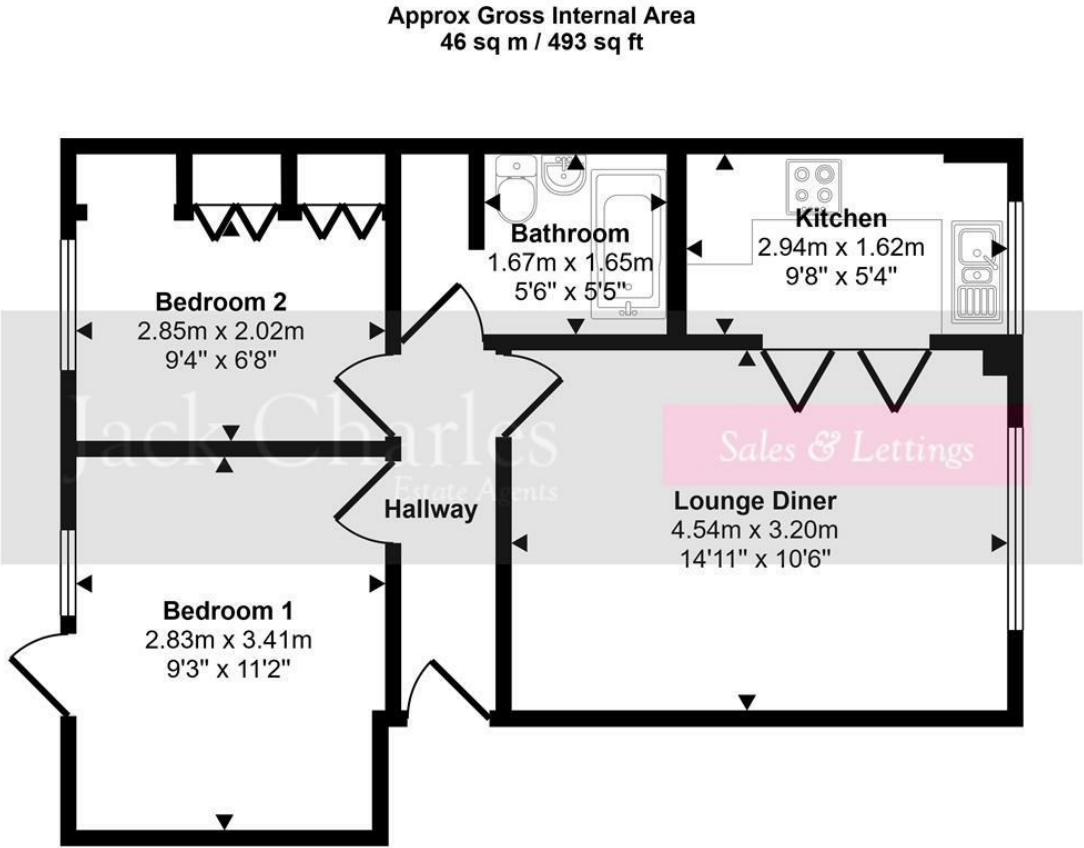
Guide Price £250,000 - £270,000

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Sales & Lettings

- 2 bedrooms
- Kitchen
- Garden & Parking
- Modern bathroom
- Close to local amenities
- Share Of Freehold
- Spacious reception room
- Easy access to transport
- Quiet residential area

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.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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		
73		78
England & Wales		EU Directive 2002/91/EC

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

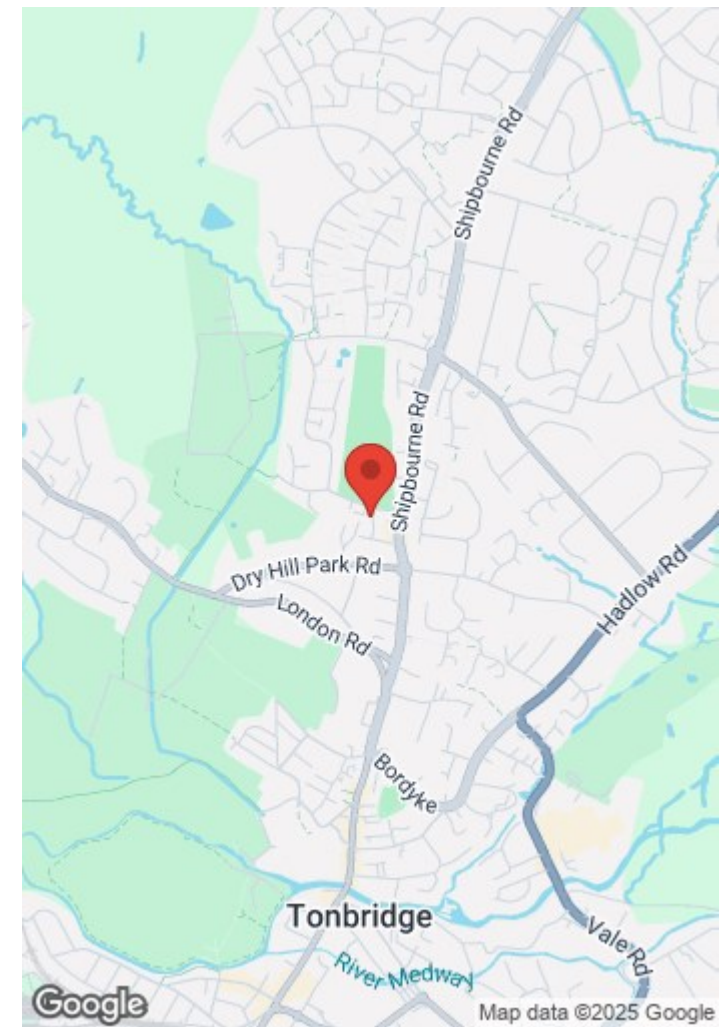
To Be Sold

Situated in Uridge Crescent, this delightful flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for couples, or individuals seeking a peaceful retreat. The flat features a welcoming reception room, providing a lovely space for relaxation with a kitchen situated just off. The bathroom is thoughtfully designed, ensuring both functionality and style. The layout of the flat maximises space, creating an inviting atmosphere throughout. The flat comes with an allocated parking space and communal gardens with access out to it from one of the bedrooms.

Tonbridge is known for its rich history and vibrant community, making it an excellent location for those who appreciate both culture and modern amenities. Residents can enjoy easy access to local shops, cafes, and parks, as well as excellent transport links for commuting to nearby towns, London & the coast.

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 green etc. Tonbridge town offers an excellent range of retail and leisure activities with High Street stores, 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 range of education from Nursery to College and includes Grammar & Private schools such as the well-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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