



Flat 1, Albemarle Lyons Crescent, Tonbridge, TN9 1GJ.

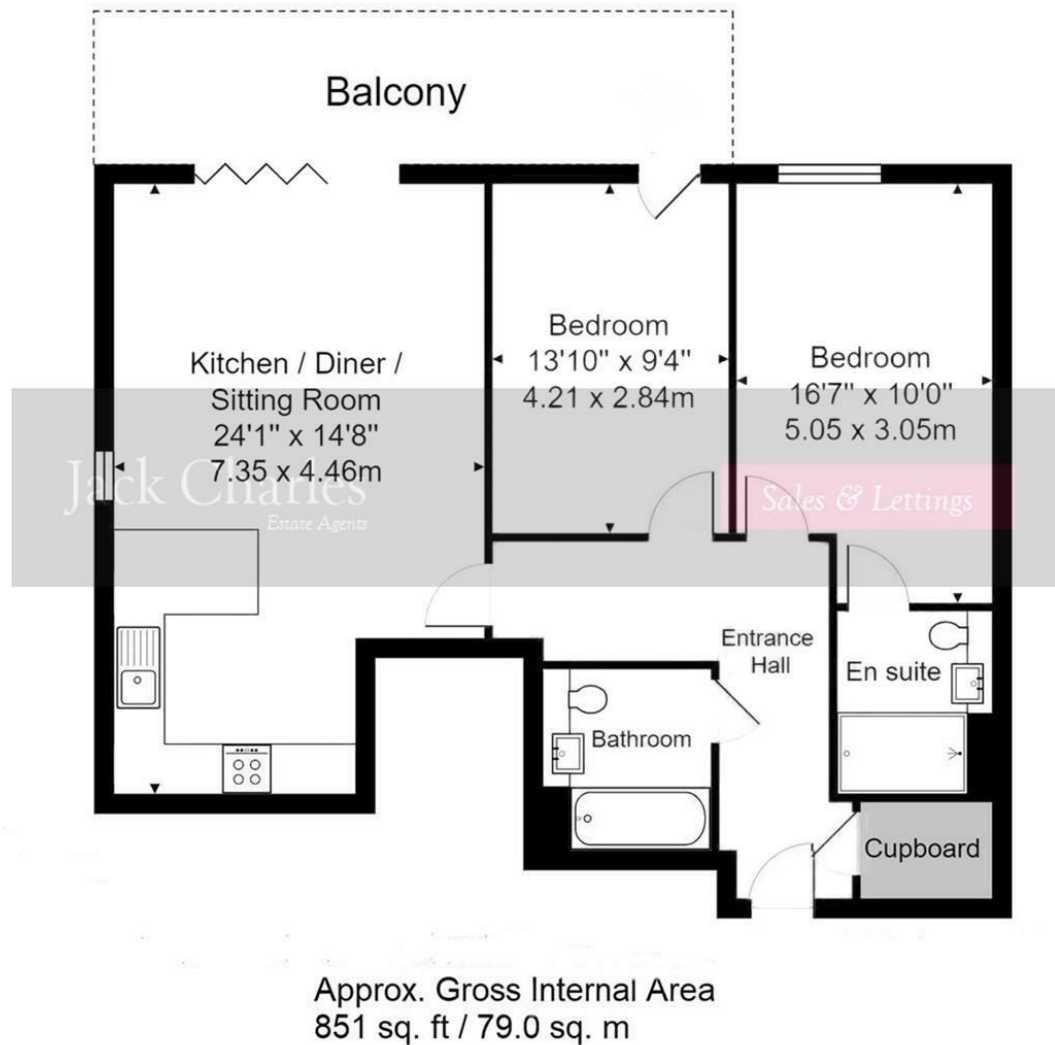
Asking price £495,000

Jack Charles  
Estate Agents

Sales & Lettings

- Stunning Riverside Apartment
- Family Bathroom
- Secure Undercroft Parking
- Two Double Bedrooms
- Well Appointed Kitchen / Family / Dining Room
- Central Location
- Ensuite Shower Room
- Large South Facing Balcony
- Viewings Are 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                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 84                      | 84        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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## To Be Sold

Jack Charles are delighted to be appointed as agents for the sale of this stunning luxury newly built two bedroom apartment with direct river views from all rooms and its balcony. It is situated just off the High Street and forms part of a luxury riverside development. Internally there are many features which including an exceptionally well appointed kitchen with high quality worktops, breakfast bar and appliances including a brand new dishwasher, the open plan living room dining room has down lighters and there are bi-folding doors leading to a large sit out balcony with a superb southerly view over the river Medway and downriver to the Big Bridge and wharf.

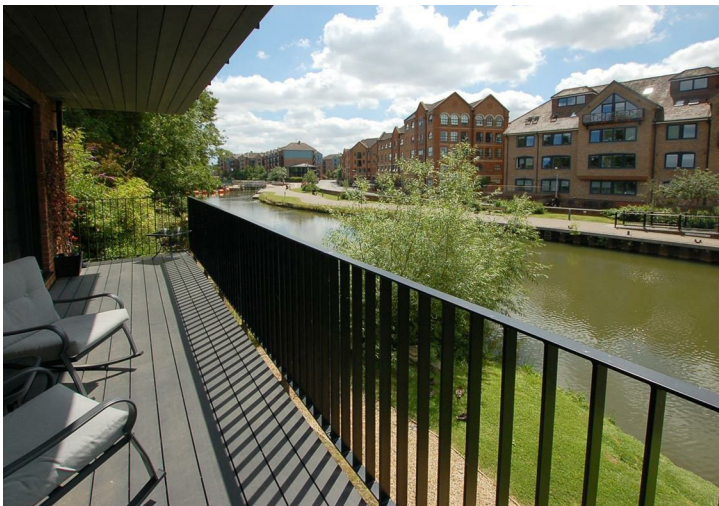
Both bedrooms are very good sizes with bedroom one having an ensuite shower and the family bathroom completes the accommodation. Outside there is the benefit of an undercroft and secure gated parking space and we are lead to believe that additional parking may be available by separate negotiation if required.

The property is within walking distance of an excellent range of local amenities and main line station which is just 33 minutes from London via a direct train, making it perfect for commuters or those looking for additional entertainment.

## 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 many High Street stores and a 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 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).





**Jack Charles**  
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