



Flat 9 Cavendish Court, 52-54 Hadlow Road, Tonbridge TN9 1NZ



**tonbridge
property**



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Description

Located within minutes of Tonbridge High Street, Tonbridge railway station and all local amenities, is this beautifully presented and well-maintained top floor two-bedroom apartment.

Offered to the market chain free, this newly refurbished property benefits from having a spacious living/dining room with large bay window, two double bedrooms, (one with an en-suite toilet) as well as a good-sized main bathroom.

Opposite the living room is a stylish and contemporary kitchen which was recently fitted in 2023 and includes a comprehensive

range of storage and worktops as well as an electric under oven, modern extractor, ceramic hob, fridge/freezer, washing machine and tumble-dryer.

Adding to its appeal, the property also offers practical amenities such as an allocated parking space, a secure communal entrance, and an entry phone system, providing owners with added security and convenience.

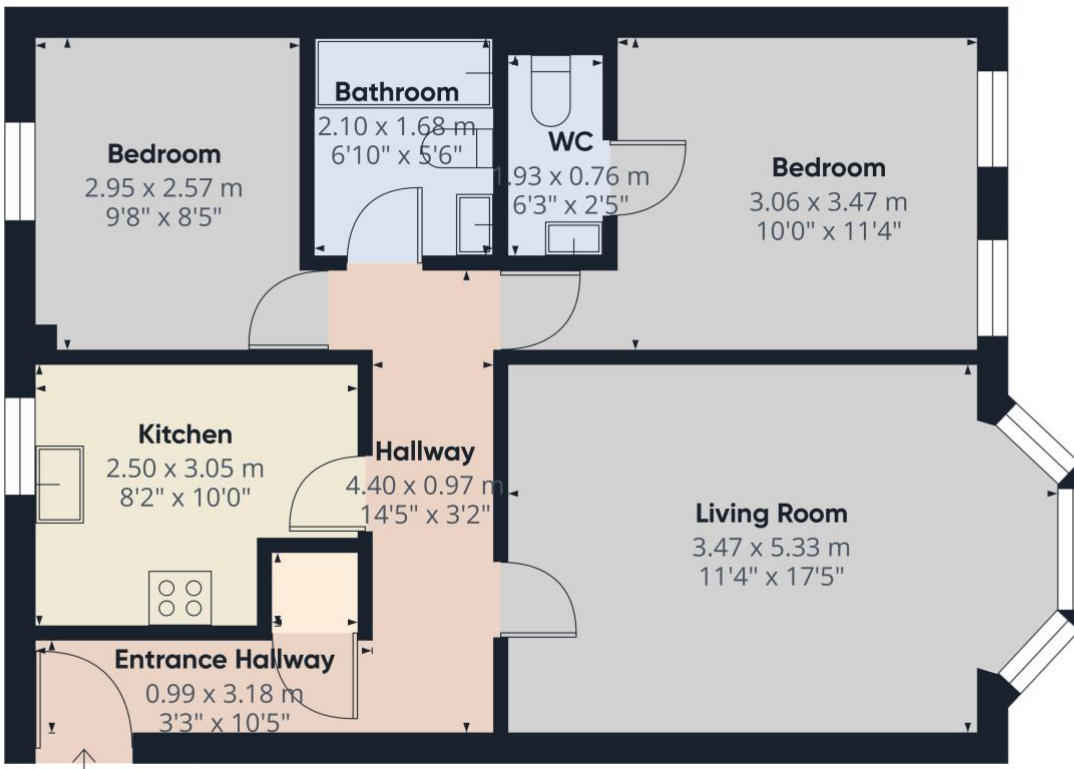
Appealing to either a first-time buyer or an investor, this property is move in ready having recently been painted throughout as well as new carpets installed.





Overview

- Two Double Bedrooms, Second Floor Apartment
- Near amenities and Tonbridge High Street
- Recently fitted Kitchen
- Newly Fitted Carpets throughout
- Modern Main Bathroom/ En-suite WC
- Allocated Parking Space
- EPC Rating C / Council Tax Band C



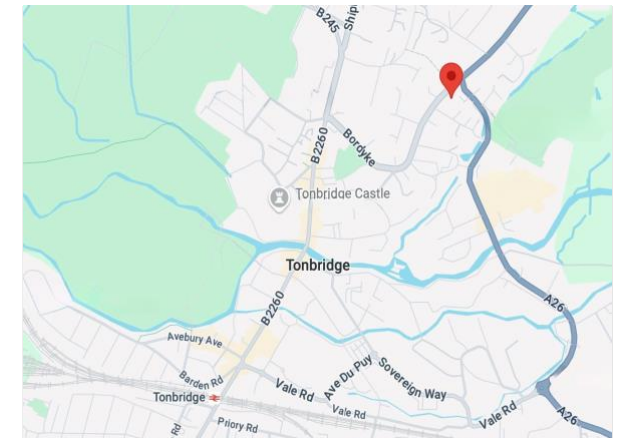
Approximate total area
57.27 m²
616.45 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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		
	72	75

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.