



# Lambert & Foster



## CORNFLOWER COURT

SOVEREIGN WAY | TONBRIDGE

*An opportunity to purchase a well-presented modern two double bedroom, top floor apartment with a large private balcony enjoying elevated views over the Town. Ideally positioned in the heart of Tonbridge with all its amenities only a short walk away. The property offers a spacious entrance hall, large open plan kitchen/breakfast room with sitting room, bathroom, and an en-suite shower room to the master bedroom. Further benefiting from the remainder of the new build warranty and secure gated parking for one vehicle.*

*Offered to the market with NO FORWARD CHAIN.*

**Guide Price £329,995**

LEASEHOLD



## FLAT 21, CORNFLOWER COURT

SOVEREIGN WAY | TONBRIDGE | TN9 1FY

- A well-presented modern two double bedroom, top floor apartment
- Large private balcony enjoying elevated views over the Town
- Ideally positioned in the heart of Tonbridge with all its amenities on the doorstep
- Spacious entrance hall, large open plan kitchen/breakfast room with sitting room, bathroom, and an en-suite shower room to the master bedroom
- Remainder of the new build warranty and secure gated parking for one vehicle
- Offered to the market with NO FORWARD CHAIN

### GENERAL

**Tenure:** Leasehold 125 years from 2016 **Ground Rent:** £250 per annum **Maintenance:** Approx £2,544 per annum  
**Services:** Mains gas fired central heating with all other mains services connected but not tested **Local authority:** Tonbridge & Malling Council **Council tax:** Band C **EPC:** B (82)

### VIEWING

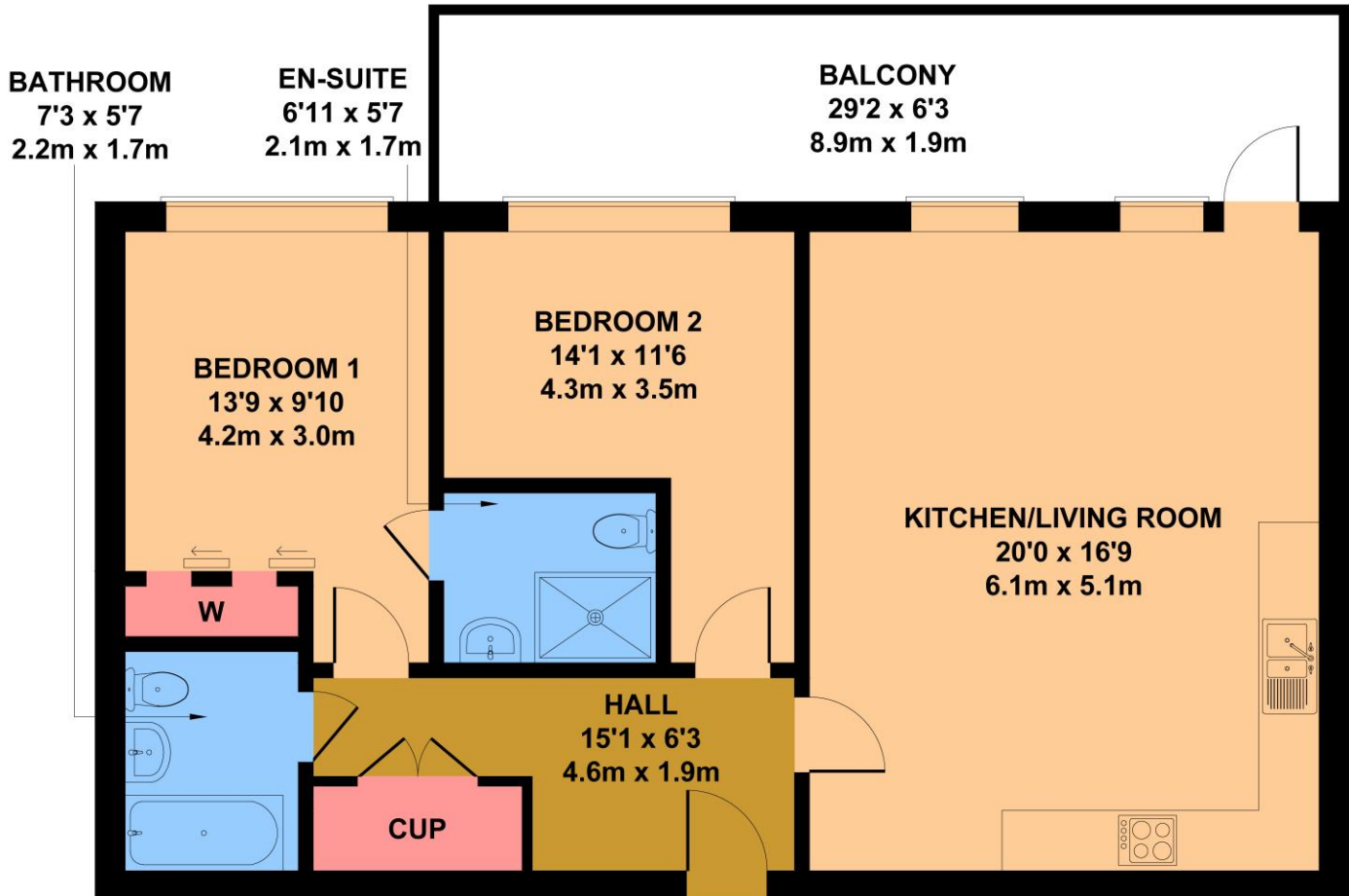
To confirm directions and book a viewing strictly by appointment only with the agents call:  
**Paddock Wood Office:** 01892 832325.



IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

## FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



APPROX. FLOOR  
AREA 813 SQ.FT.  
(75.5 SQ.M.)

Not to Scale. Produced by The Plan Portal 2023  
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### PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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