



A very well presented ground floor studio apartment, forming part of this modern block of apartments in a popular and highly convenient location in south Tonbridge within genuine walking distance of the mainline rail station (0.2 miles) with its fast and frequent service to London Bridge / Charing cross in just over half an hour, as well as and all of the shopping, social and leisure facilities in the High Street (0.5 miles). Also within easy reach are Tonbridge Castle with its beautiful grounds and riverside walks, local recreation park, a wealth of excellent restaurants and the Sainsbury's superstore (0.4 miles).

Accessed via the spacious and welcoming communal entrance, the apartment provides well planned and presented accommodation comprising private entrance hall, studio room (bedroom / sitting room), modern kitchen and modern bathroom. Additional benefits include one allocated parking space to the rear parking courtyard. Thought to be an ideal investment purchase or first time buy, the apartment is available with share of freehold, no onward chain and your internal inspection comes highly recommended in order to fully appreciate all the property has to offer and its extremely convenient location.

Flat 4 Priory Court

Tonbridge, Tonbridge, Kent, TN9 2AQ Share of Freehold



Offers In Excess Of £175,000

ENTRANCE HALL

Coved ceiling, laminate wood flooring, door entryphone system, space to hang coats, doors off.

STUDIO ROOM

15'10 x 11'4

Light and airy, the studio sitting/bedroom has twin double glazed windows to rear, double radiator, coved ceiling, continuation of laminate wood flooring, door to cupboard housing modern wall mounted boiler, built in double wardrobe provides useful storage space and door to kitchen.

KITCHEN

7'5 x 6'5

Modern fitted kitchen has an L-shape of matching wall and base units set with rolled top work surfaces incorporating stainless steel sink unit and drainer, integrated oven with four ring hob and overhead extractor, space for tall fridge freezer and plumbing for washing machine. Continuation of laminate wood flooring, localised wall tiling and air extractor fan.

BATHROOM

Heated towel rail, laminate wood flooring, air extractor unit,

white suite comprising panelled bath with wall mounted shower unit and screen, low level wc, pedestal wash hand basin with tiled splashback and courtesy light over, wall mounted bathroom cabinet.

PARKING

One allocated space in the rear parking courtyard.

AGENTS NOTES

COUNCIL TAX: Band C.

TENURE: Leasehold (share of freehold). We are informed by the Vendor there are 975 years remaining.

GROUND RENT: Peppercorn.

SERVICE CHARGE: £840 for 2022, reviewed in February.



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