



15 Cumberland Court, London Road, Tonbridge, Kent TN10 3AL  
Guide: £275,000-£300,000 Leasehold (Share of Freehold)

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



**\*Smart Ground Floor Apartment**  
**\*Ideally Located for Tonbridge High Street & Station**  
**\*Two Bedrooms \*Sitting/Dining Room \*Modern Kitchen**  
**\*Contemporary Shower Room**  
**\*South Westerly Private Rear Garden \*Single Garage En-Bloc**  
**\*Ideal for First Time Buyers, Downsizers & Investors**

### Description

This smart ground floor apartment features two bedrooms and a private entrance, along with a charming rear garden for exclusive use. Located in a desirable residential cul-de-sac, the property includes a modern kitchen and shower room, providing comfortable and stylish living space. Step outside to the private rear garden, perfect for entertaining, and benefit from the convenience of a single garage situated in a block at the rear.

### Accommodation: -

- Approached via a shared pathway leading to the front door opening to the bright L-shaped entrance hallway with dado rail, fitted coat cupboard and laminate wood effect flooring which continues into the:-
- Sitting/dining room with aspect to front and large picture window, pretty feature papered alcoves with fitted shelving and open doorway to kitchen.
- Dual aspect modern kitchen fitted with a range of wall cabinets and base units of cupboards and drawers with contrasting woodblock laminate worktop, ceramic sink and metro tiled splashback. Fully integrated fridge freezer, single electric oven and hob with concealed extractor over. Space for washing machine and cupboard housing Ideal boiler.
- Two bedrooms one double and a large single, both having a lovely outlook over the private rear garden.
- Shower room fitted with a white contemporary suite comprising low level w.c, vanity basin and walk in shower enclosure with glazed screen and tiled splashback. Further wall tiling to half height, attractive tiled flooring, frosted window and chrome heated towel rail.
- A particular feature the attractive south westerly rear garden is mainly laid to lawn enhanced with mature shrub/flower borders, pathway and sunny brick paved terrace, enclosed fenced boundaries providing privacy, wooden picket fence with gate and garden shed.



- Single garage with up and over door to front situated in a block of three to the rear of the property, ideal for parking or storage.
- Services and Points of Note: All mains services. Gas fired central heating, boiler replaced in 2022.
- Leasehold – Share of Freehold: 982yrs remaining. Ground rent currently: £200p/a. Maintenance charges to Cumberland Court (Tonbridge) Residents Ltd. for sinking fund currently: £200p/a
- Council Tax Band: C – Tonbridge & Malling Borough Council
- EPC: C

#### Situation

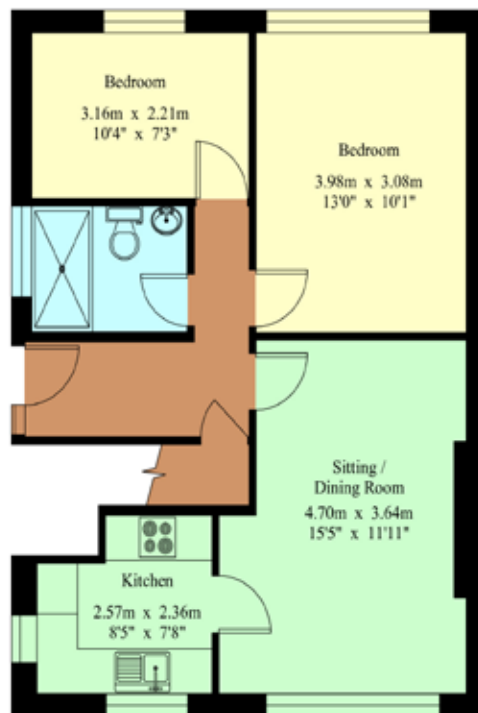
The property is located on a side road, set back from London Road, on the Hildenborough/Tonbridge borders. Tonbridge town is only one mile away, offering a wide range of shopping, educational, and recreational facilities, as well as a Main Line Station to London at the southern end of the town (Charing Cross/London Bridge line), along with the A21 bypass connecting to the M25 Motorway Network. Hildenborough village is also just over one mile away, providing local shops and amenities including a Medical Centre and Mainline station to London.



Viewing Strictly By Appointment

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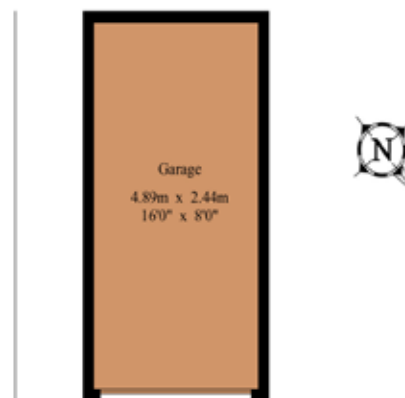


Ground Floor

## 15 Cumberland Court

House - Gross Internal Area : 54.0 sq.m (581 sq.ft.)

Garage - Gross Internal Area : 11.9 sq.m (128 sq.ft.)



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