



22 Riverside Court, Lyons Crescent, Tonbridge, Kent, TN9 1EZ

Asking Price £164,500 Leasehold

When experience counts...

est. 1828
bracketts

First Floor Retirement Apartment, within a well-designed development just off the High Street and therefore within walking distance of the Station, shops, restaurants etc., also close to Tonbridge Castle, it's gardens and sports ground which offers an indoor/outdoor swimming complex, outdoor bowls, tennis courts etc., These popular apartments were built in the late 1980's it has gas central heating and double glazing. Hall with store cupboards, one of which is the airing cupboard. Residents lounge, laundry room, 24-hour alarm call system. Site Manager (restricted hours). **NOTE:** The purchaser will be buying a 100% interest in the leasehold property, which only allows the property to be bought and sold for a re-sale value of 70% of the full market value, £235,000 which in this case is £164,500 Service charge, covers upkeep of all communal areas including the upkeep of pathways & communal garden areas. Purchasers, must be retired and in receipt of a pension and will need to be approved by Hyde Homes

First Floor Retirement
Apartment

Chair Lift

1 Bedroom (River Views)

Shower Room

Lounge (River Views)

Kitchen

Gas Central Heating

Double Glazing

Residents Parking





LOCATION: Tonbridge

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, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full 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 first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. 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).

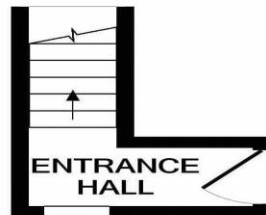
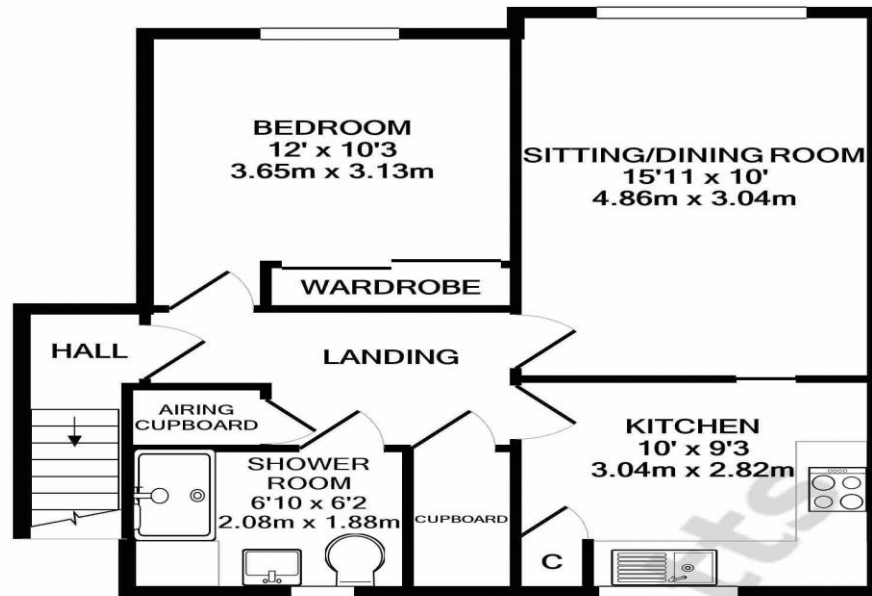
ADDITIONAL INFORMATION:

- Council Tax Band C
- Double Glazed Windows
- Gas CH
- New 99 Year Lease
- No Ground Rent Payable
- Services Charges – Details Upon Request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



1ST FLOOR
APPROX. FLOOR
AREA 536 SQ.FT.
(49.8 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 37 SQ.FT.
(3.5 SQ.M.)

RIVERSIDE COURT, TONBRIDGE
TOTAL APPROX. FLOOR AREA 573 SQ.FT. (53.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee