



St Giles Lodge, Shipbourne Road, Tonbridge, Kent, TN10

Guide Price £200,000 - £225,000

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LUXURY SECOND FLOOR RETIREMENT APARTMENT built in 2018 to a high specification. The kitchen is fully fitted which includes integrated appliances including a washing machine, fridge and freezer. The lounge has a feature fireplace with inset electric coal effect fire, study area off with window.; Situated at the North end of the town and within walking distance of the High Street and Tonbridge Castle with gardens, open spaces and adjacent 50 acre sports ground. Facilities offered at St Giles Lodge include an owners/residents lounge, ideal for meeting and making new friends, coffee mornings and other activities arranged. Furnished twin guest suite available for hire, delightful gardens and seating areas. The agents have no hesitation in recommending a viewing, not only so this apartment can be fully appreciated, and the facilities offered including the gardens and grounds. Heating & Careline system included within the service charge. Lodge Manager, Pets allowed with permission from Managing Agents.

Second Floor Retirement Apartment

Lounge 17'7 max x 14'10

Double Bedroom 19'6 max x 9'9

Shower Room

Fitted Kitchen 8'2 x 7'9 max

Guest Suite Available For Hire

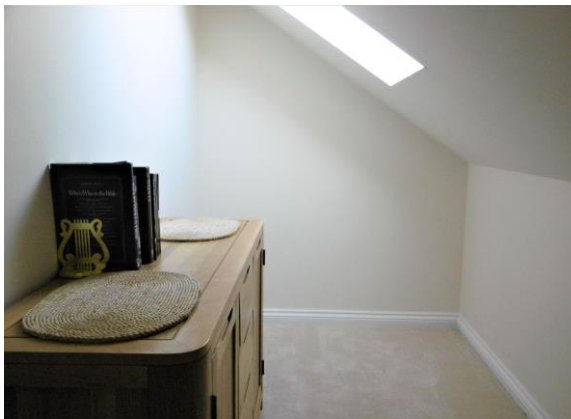
Residents Lounge & Kitchen

Parking & Communal Gardens.

Lodge Manager (Monday - Friday)

Chain Free





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 E
- Double Glazed Windows
- Lease remaining- 995 years
- Maintenance Charges- £2838.13
- Annual ground rent- £575

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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