



High Street, Tonbridge, Kent, TN9 1DR
Guide Price £200,000 – £225,000

When experience counts... **bracketts** est. 1828

Offered for sale is this rare opportunity to purchase a converted top floor one bedroom apartment forming part of a stunning, prominent Victorian property in the town centre of Tonbridge. These apartments have possibly one of the best views up the river and across to the castle. The property has been converted into three apartments and is close to local amenities, high street and coveted schools we recommend viewing at your earliest convenience. Internally the property has its own private entrance with key pad security entry, stairs leading to second floor. Internally comprising entrance hall, modern fitted bathroom, double bedroom with built in wardrobe, sitting room and modern fitted kitchen with integral appliances. Further benefits include high ceilings, gas central heating and residents allocated parking to the rear. No onward chain, viewing highly recommended.

One Bedroom

Top Floor Apartment

Forming Part of Victorian Town
Centre Property

Modern Fitted Kitchen

Family Bathroom

Sitting Room

Views Over the River & Castle

Close to Local Amenities, Coveted
Schools & High Street

Allocated Parking To The Rear

NO ONWARD CHAIN



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:

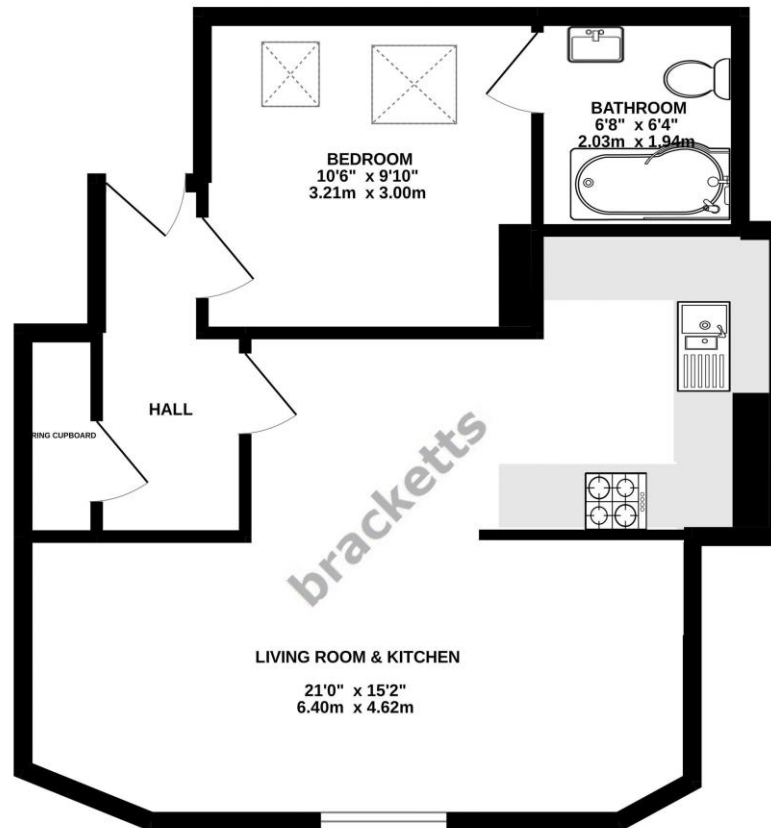
Please refer to the selling agent for any further questions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	47
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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SECOND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



FLAT 3, 95 HIGH STREET TONBRIDGE TN9 1DR

TOTAL FLOOR AREA: 506 sq.ft. (47.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.
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