



St Giles Lodge, Shipbourne Road, Tonbridge, Kent, TN10 3DJ

Guide Price £399,950

When experience counts...

est. 1828  
**bracketts**



Offered for sale is this spacious ground floor apartment, within a well designed development and has direct access to the communal rear garden from its lounge. The property was designed to provide 2 Bathrooms, with the master having an ensuite. The 2nd Bathroom has been altered to a utility/cloakroom, but we understand that the plumbing is still in situ to alter this back into a Bathroom. 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, but the facilities offered including the gardens and grounds.

## Luxury Ground Floor Retirement Apartment

Direct Access from the Apartment into the rear Garden

Two Double Bedrooms

Shower Room

Cloakroom/Utility

Lounge / Dining Room

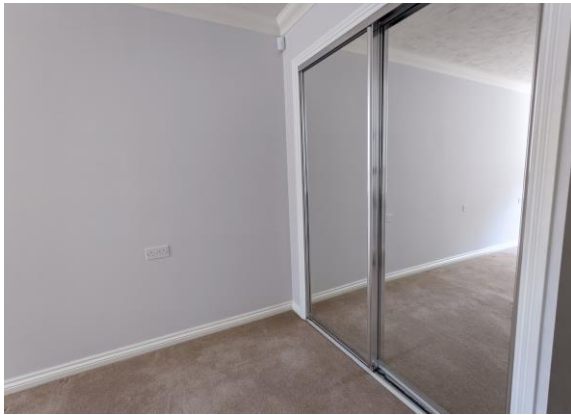
Parking

Residents Lounge

Patio/Gardens & Grounds

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).

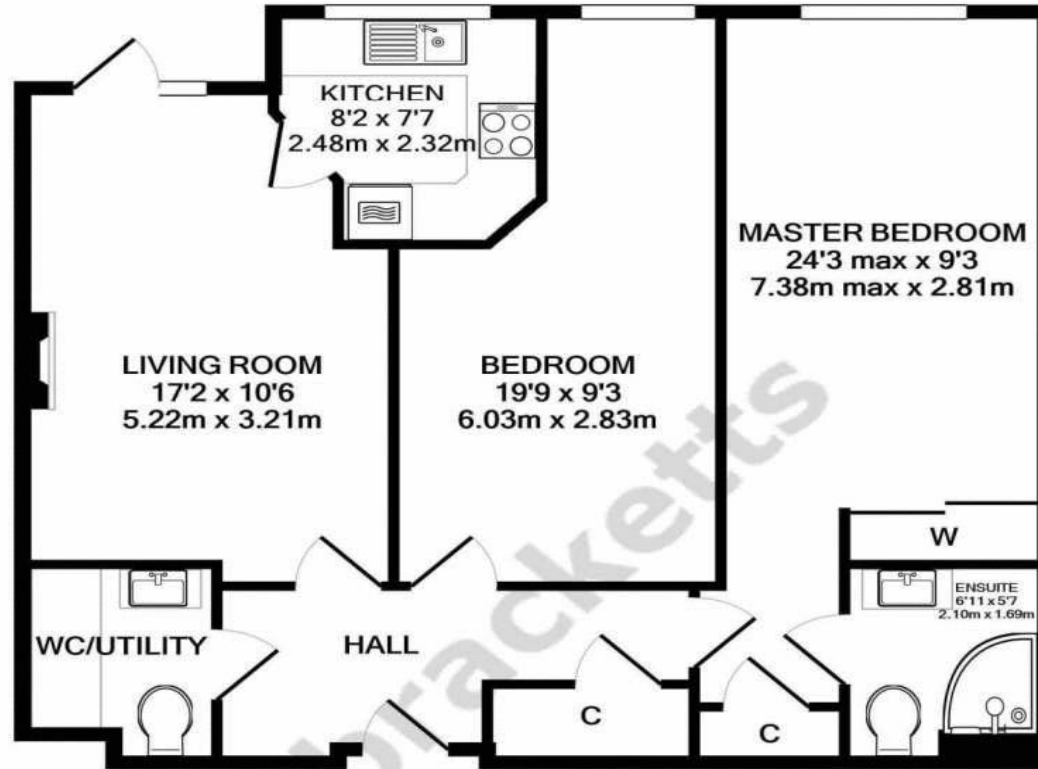
**ADDITIONAL INFORMATION:**

Council Tax Band E  
Double Glazed Windows

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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ST GILES LODGE, SHIPBOURNE ROAD, TONBRIDGE  
 TOTAL APPROX. FLOOR AREA 733 SQ.FT. (68.1 SQ.M.)  
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