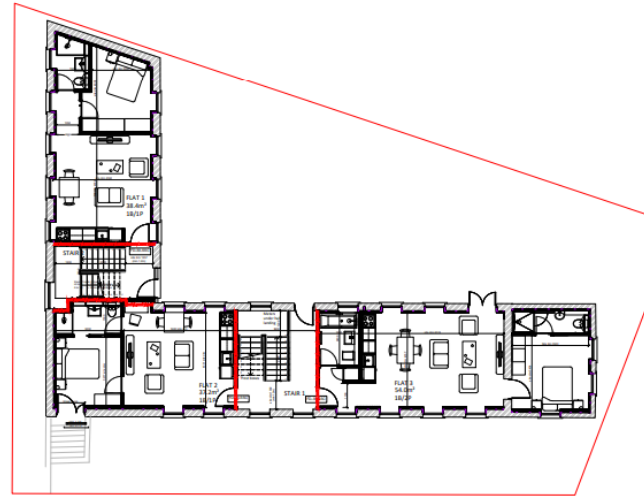


When experience counts...

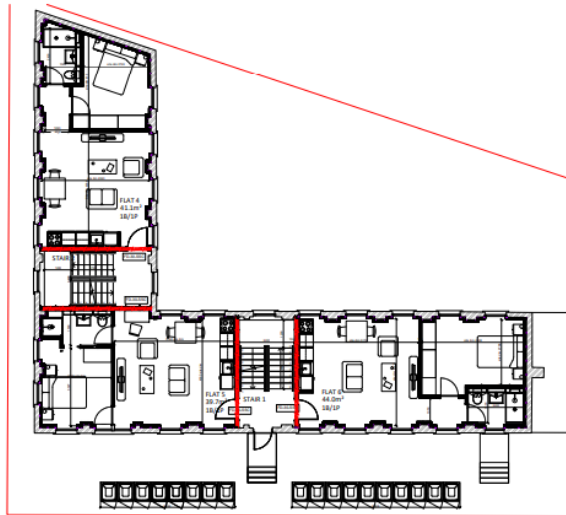
bracketts est. 1828



- Brand New Development
- South Tonbridge
- 9 x 1 Bedroom apartments
- Spacious Open Plan Living Accommodation
- Luxurious Kitchens & Bathrooms
- Security Communal Entrance
- Approx 32 minutes to London Bridge from Tonbridge Station & Hildenborough Station
- Feature Communal Garden
- Bike Storage Unit.
- Close to All Local Amenities
- 10yr Builder Guarantee Insurance
- 200yr New Lease



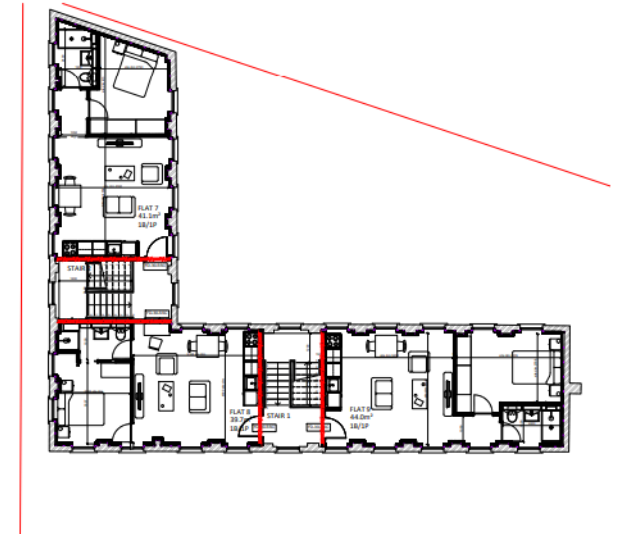
LOWER GROUND FLOOR



GROUND FLOOR



CGI FRONT IMAGE



FIRST FLOOR

LOCATION: Tonbridge, Kent

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 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).



Ives Court, Baltic Road

Specification schedule

Rare opportunity to purchase the freehold of 9 x brand new 1 bedroom apartments in South Tonbridge with potential annual rental income of £124,200 offering nearly a 6% yield!

Each flat offers hi spec finish throughout with modern fitted kitchen, quartz worksurface & splashback, Integrated Smeg appliances which include Oven/Hob, Washing Machine and Fridge Freezer, new double glazed windows, tiled shower rooms, newly laid carpets and engineered oak flooring. Arranged over three floors with three flats on each. Lower ground, ground and first floor. Externally there is a communal low maintenance garden with bike store. Baltic Road is an elevated road with views across the town situated in the favored south Tonbridge close to all local amenities including, High Street which offers a range of shops, pubs, supermarkets, and restaurants as well as the Tonbridge Castle and parks. Coveted local schools, main line station and access to the M20 & M25 motorways via the nearby A26 and A21

Further benefits include a builders 10yr guarantee and all due to be completed early 2024. For more information and to arrange your viewing please contact Bracketts 01732 350503

Kitchens

Bespoke British hand Built Kitchen with contemporary cabinets, integrated Smeg oven, Electric hob, Fridge freezer and washing machine

Interior Designed Bathrooms

Modern fully tiled shower rooms featuring white sanitary ware with designer fittings, vanity unit, double shower cubicle, heated towel rails.

Heating, Electrical & Lighting

Electric heating system. Recessed spotlights and feature lighting throughout. Primary BT points and pre-wired Multi-Media points

Interior Finishes

Quality oak hardwood engineered flooring & carpets
High ceilings, multiple windows & dual aspects

External Features

Each apartment comes with high ceilings, communal garden, Satellite dish, lockable bike store & light within the communal hallway area. External lighting.

General Features

Private Development South Tonbridge location

Private residents' management company set up to maintain all communal areas.

200yr Brand new lease for each apartment. Costs to be agreed.



Ives Court, 5 Baltic Road, Tonbridge, Kent, TN9 2NB

When experience counts...

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bracketts



Ives Court, 5 Baltic Road, Tonbridge, Kent, TN9 2NB

When experience counts...

est. 1828
bracketts



CGI REAR IMAGE

Ives Court, 5 Baltic Road, Tonbridge, Kent, TN9 2NB

When experience counts...

est. 1828
bracketts

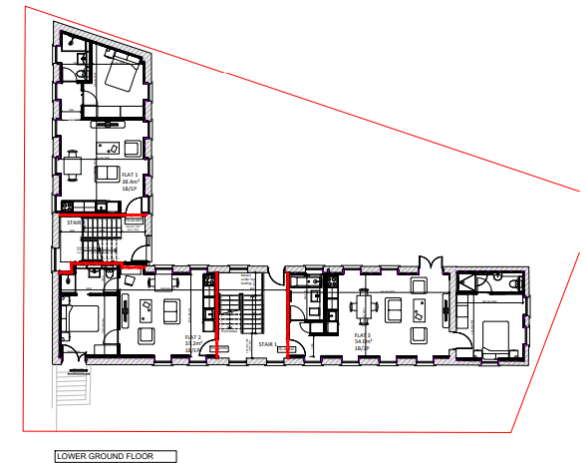
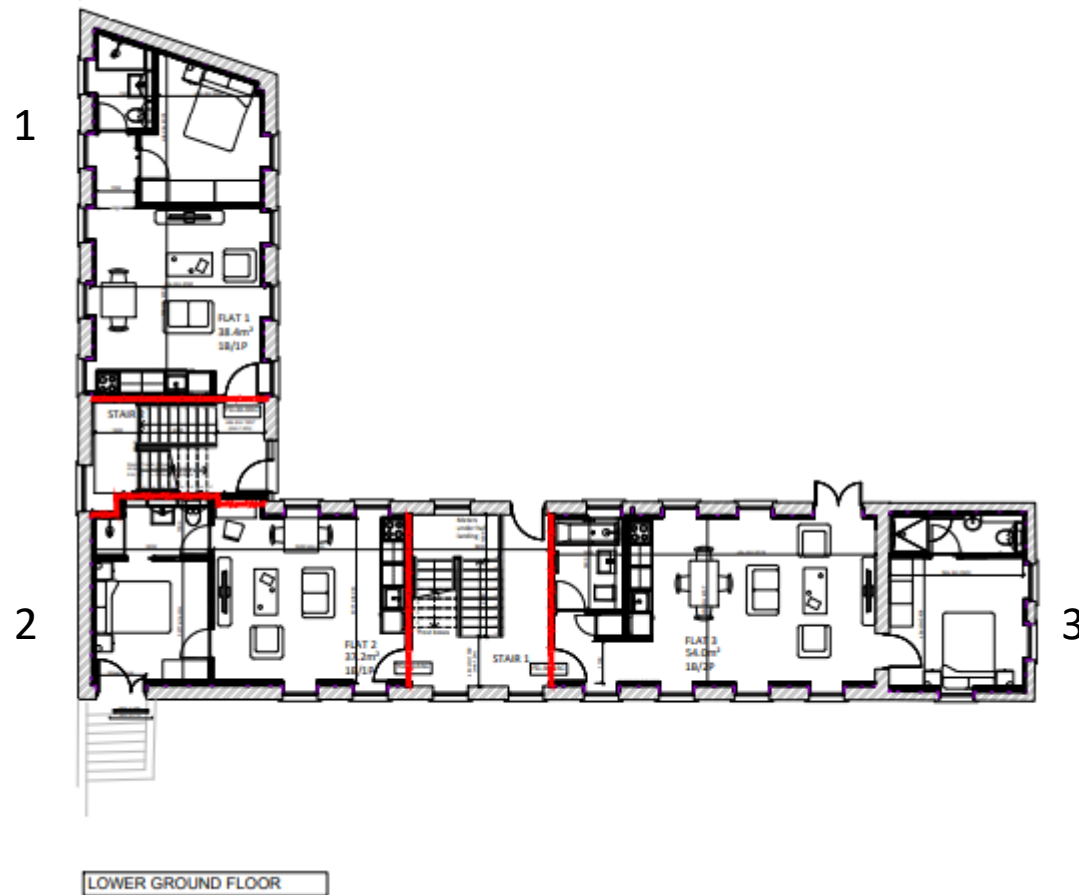


Ives Court, 5 Baltic Road, Tonbridge, Kent, TN9 2NB

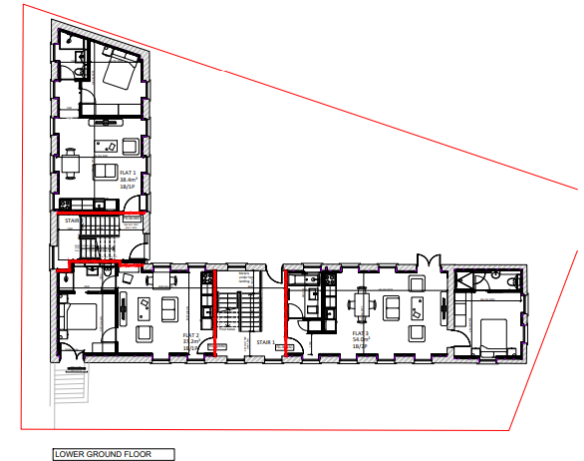
When experience counts...

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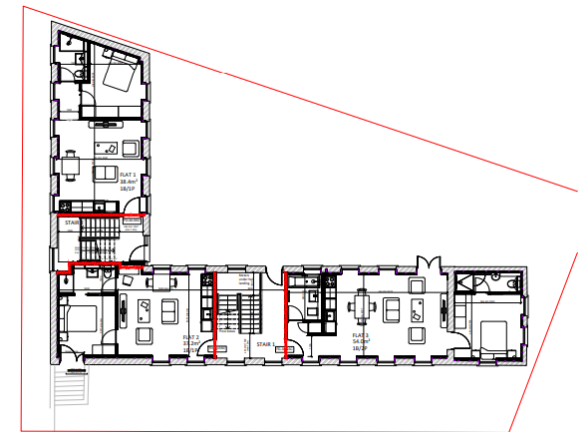
Apartment 1, Ives Court, Baltic Road Tonbridge



Apartment 2, Ives Court, Baltic Road Tonbridge



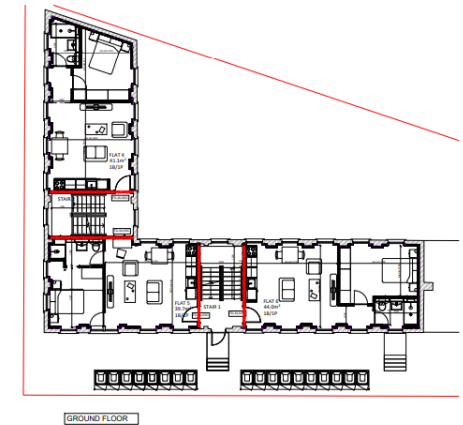
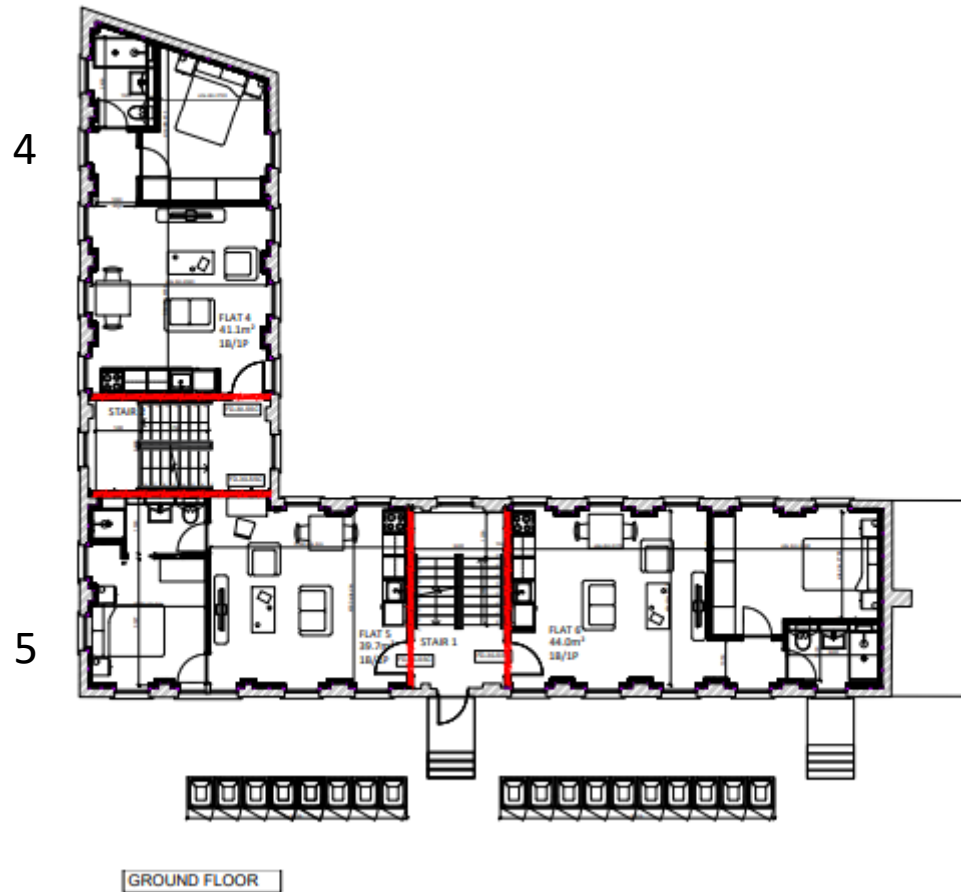
Apartment 3, Ives Court, Baltic Road Tonbridge



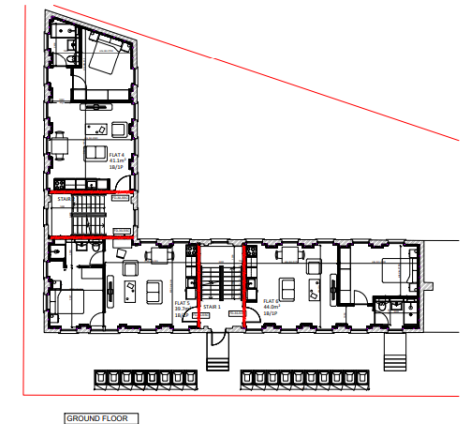
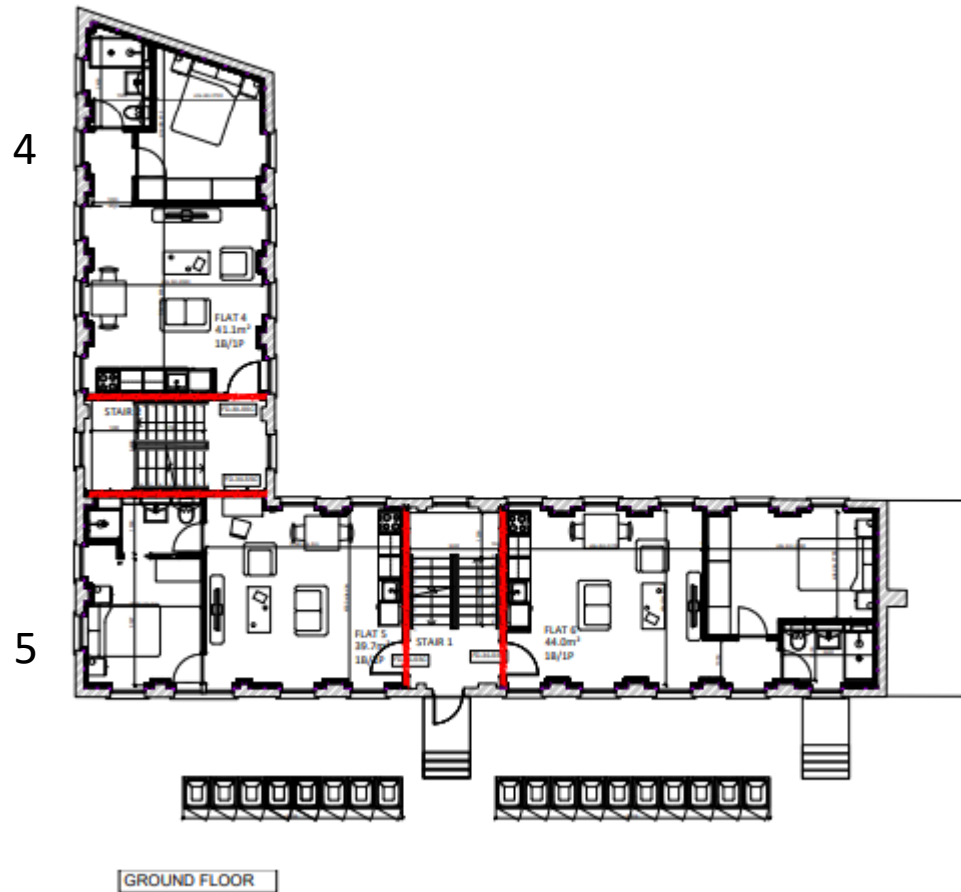
LOWER GROUND FLOOR



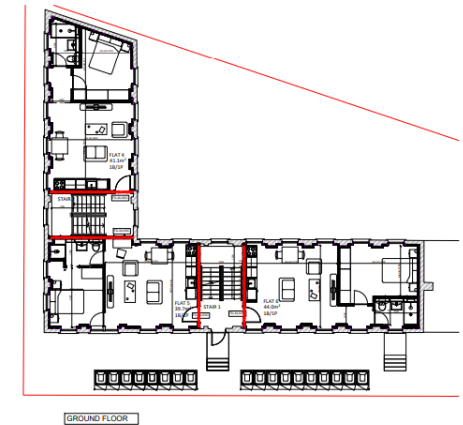
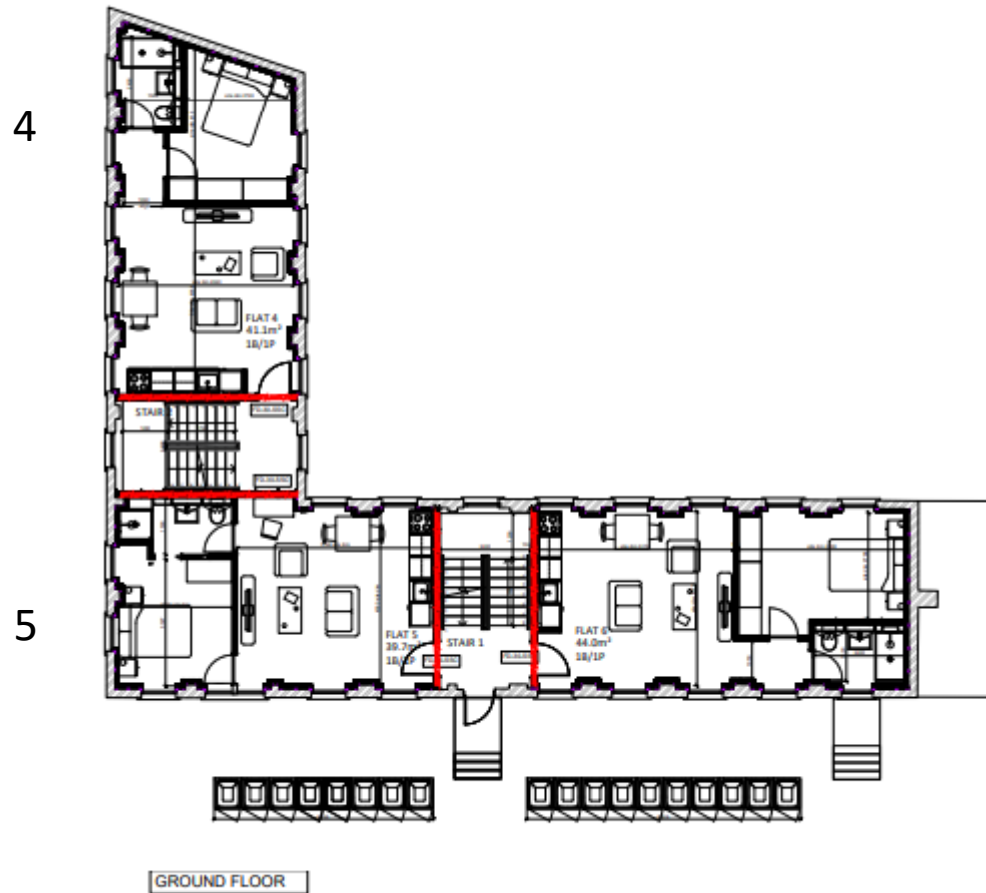
Apartment 4, Ives Court, Baltic Road Tonbridge



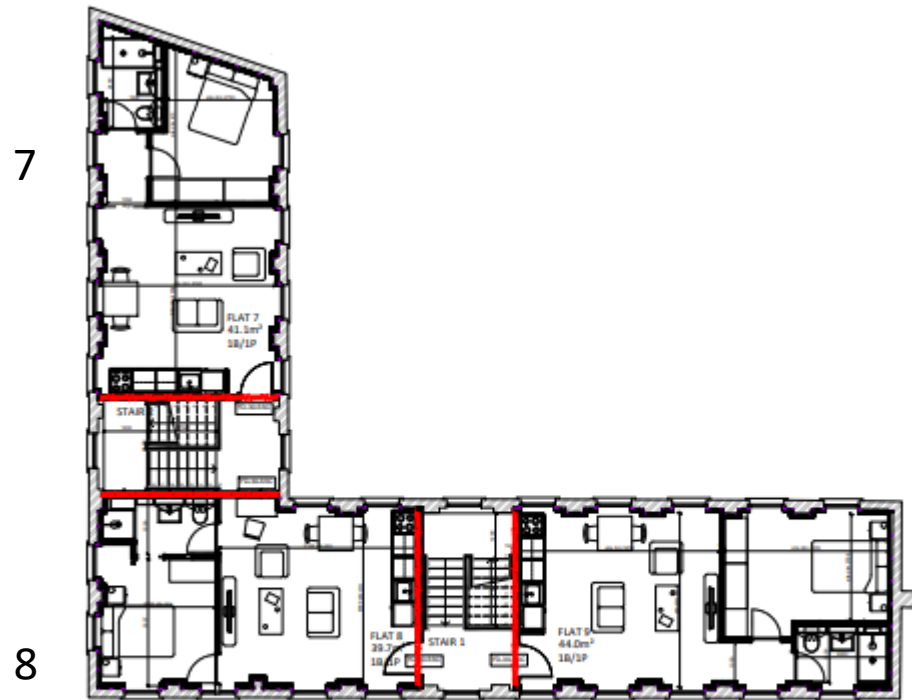
Apartment 5, Ives Court, Baltic Road Tonbridge



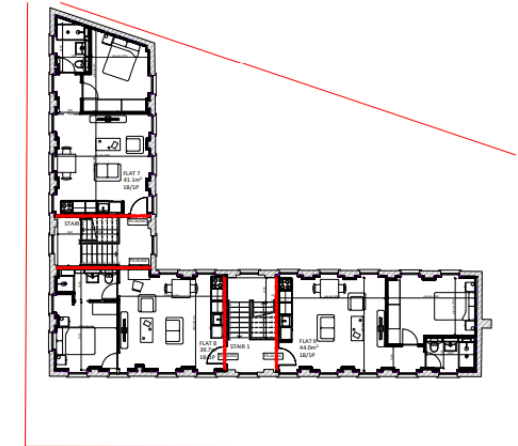
Apartment 6, Ives Court, Baltic Road Tonbridge



Apartment 7, Ives Court, Baltic Road Tonbridge



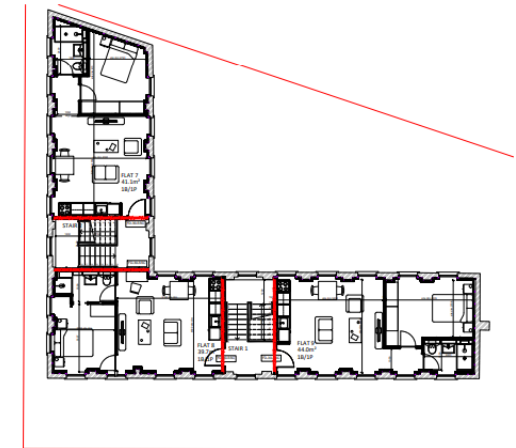
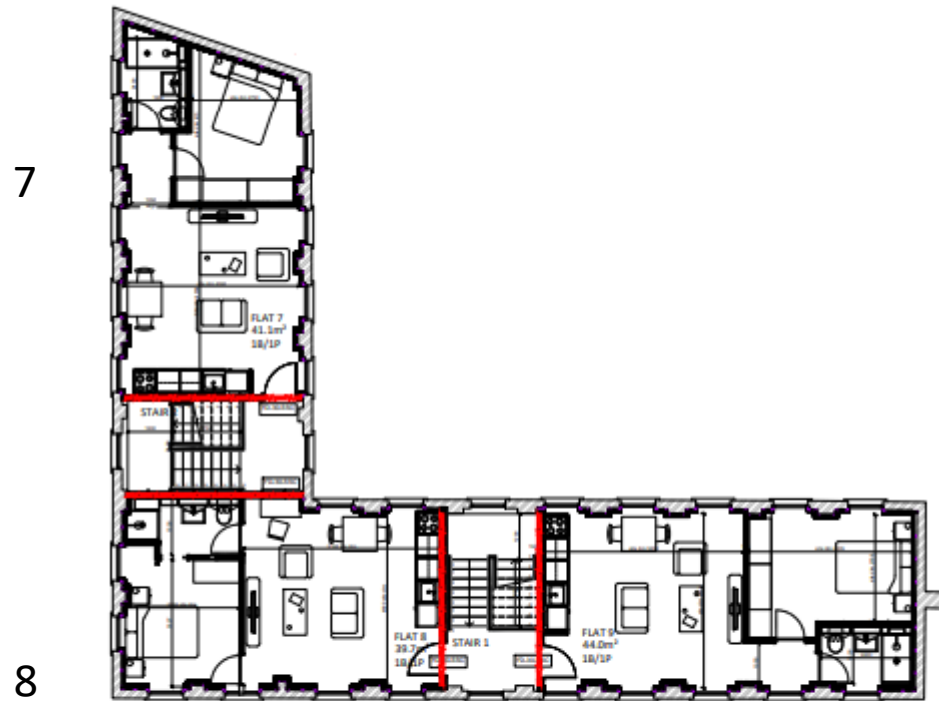
FIRST FLOOR



FIRST FLOOR



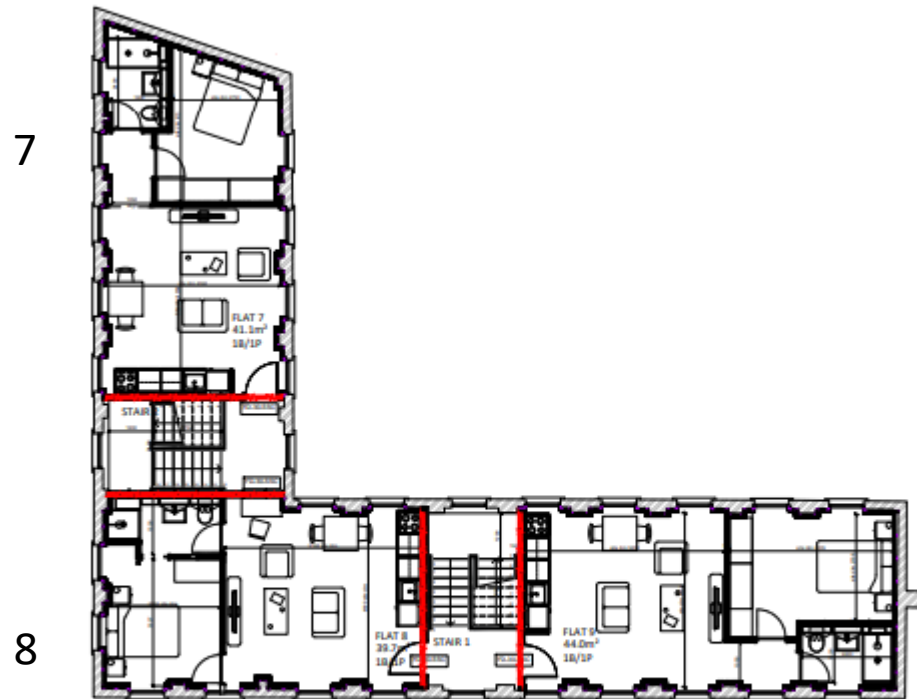
Apartment 8, Ives Court, Baltic Road Tonbridge



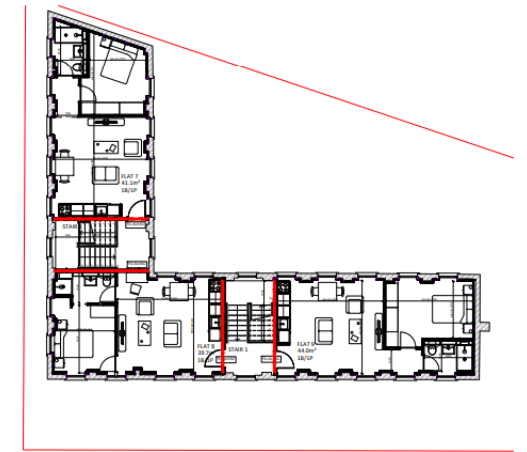
FIRST FLOOR



Apartment 9, Ives Court, Baltic Road Tonbridge



FIRST FLOOR



FIRST FLOOR



NUMBER	PROPERTY	BEDROOM	DETAILED DESCRIPTION	SQ MTR	SQ FT	PRICE	STATUS
1	Lower Ground Floor	1	LGF, Open plan sitting room, modern fitted kitchen, Shower Room, carpets & engineered flooring	38.4	413	£240,000.00	FOR SALE
2	Lower Ground Floor	1	LGF, Open plan sitting room, modern fitted kitchen, Shower Room, carpets & engineered flooring	37.5	404	£230,000.00	FOR SALE
3	Lower Ground Floor	1	LGF, Open plan sitting room, modern fitted kitchen, Shower Room, carpets & engineered flooring	54.0	581	£260,000.00	FOR SALE
4	Ground Floor	1	GF, Open plan sitting room, modern fitted kitchen, Shower Room, carpets & engineered flooring	41.1	442	£235,000.00	FOR SALE
5	Ground Floor	1	GF, Open plan sitting room, modern fitted kitchen, Shower Room, carpets & engineered flooring	39.7	427	£230,000.00	FOR SALE
6	Ground Floor	1	GF, Open plan sitting room, modern fitted kitchen, Shower Room, carpets & engineered flooring	44.0	474	£235,000.00	FOR SALE
7	First Floor	1	FF, Open plan sitting room, modern fitted kitchen, Shower Room, carpets & engineered flooring	41.1	442	£235,000.00	FOR SALE
8	First Floor	1	FF, Open plan sitting room, modern fitted kitchen, Shower Room, carpets & engineered flooring	39.7	427	£230,000.00	FOR SALE
9	First Floor	1	FF, Open plan sitting room, modern fitted kitchen, Shower Room, carpets & engineered flooring	44.0	474	£235,000.00	FOR SALE



Ives Court, 5 Baltic Road, Tonbridge, Kent, TN9 2NB

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