



Lyons Crescent, Tonbridge, Kent, TN9  
Guide Price £500,000 - £525,000

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

Bracketts are delighted to offer for sale a unique opportunity to purchase this beautifully presented penthouse apartment situated in the heart of Tonbridge Town Centre. This modern apartment converted in 2019 boasts stunning views to the front, overlooking the high street, river midway and the historic mote and bailey castle. The property has a large private staircase leading up to the apartment where it comprises entrance hall, kitchen which opens up onto a large terrace, two double bedrooms, a large family bathroom and an impressive west facing living / dining room which accesses the front balcony with the most beautiful views over the town. The property also benefits from having two parking spaces within the communal car park. We strongly recommend an internal viewing of this great home to fully appreciate the space it has to offer both inside and out.

Penthouse Apartment

Two Bedrooms

Stunning River Views To The Front

Two Balcony's

Open Plan Living / Dining Area

Separate Kitchen

Large Family Bathroom

Two Parking Spaces

Town Centre Location

Close Proximity To HS & MLS





**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
- Lease Hold Information 125 Year
- Lease From April 2019
- Buildings Insurance £851.07pa
- Ground Rent £200pa

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	53 E
21-38	F		
1-20	G		



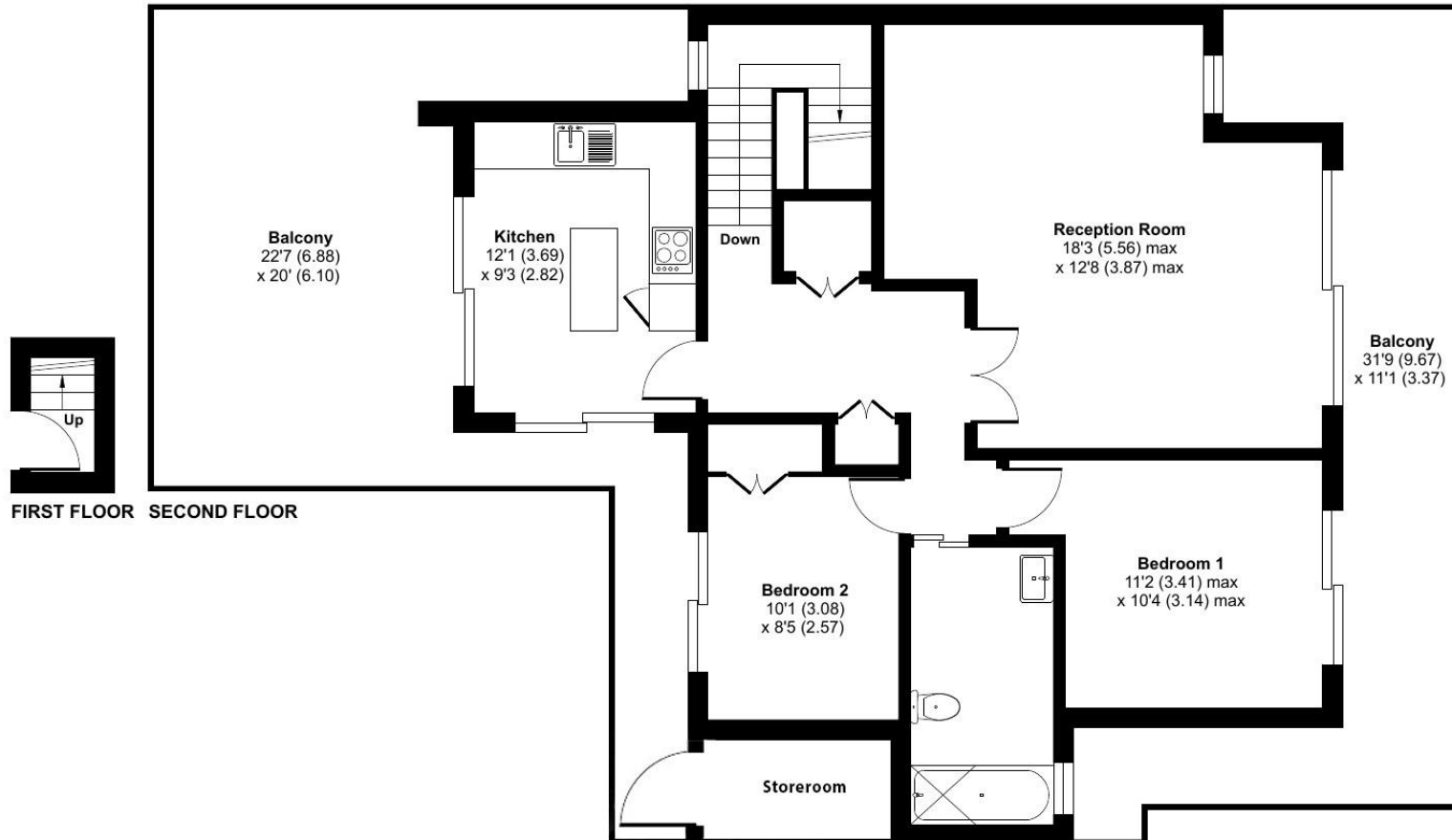
Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations 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.



# Lyons Crescent, Tonbridge, TN9

Approximate Area = 878 sq ft / 81.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bracketts llp. REF: 1134447

132 High Street,  
Tonbridge, Kent TN9 1BB  
01732 350503  
[tonbridge@bracketts.co.uk](mailto:tonbridge@bracketts.co.uk)

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