



Grove Orchard, Mill Lane, Tonbridge, Kent, TN9

Guide Price £300,000 - £325,000

When experience counts...

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Guide Price £300,000 - £325,000 Offered for sale is this first floor apartment situated in the ever popular and centrally located Mill Lane. The property forms part of a private gated development of eight apartments. Internally the accommodation comprises entrance hall, storage cupboard, family bathroom, two double bedrooms with the master benefitting en suite shower room, large open plan sitting room, dining area and modern fitted kitchen. Externally there is a private allocated parking space to the front within the courtyard and communal gardens. The central location of the apartment really is its biggest advantage. Situated in close proximity to many facilities and attractions which include the town centre, restaurants, coveted schools and multiple leisure facilities including the Tonbridge Castle, swimming pools and gyms. Other attractions include the local football, rugby and cricket clubs as well as a selection of golf courses. From Tonbridge station there are direct services to central London stations with a journey time of 40 minutes. Viewings are highly recommended. This is being sold with no onward chain.

Private Gated Development

Two Bedrooms

Open Plan Living

Ensuite Shower Room

Modern Fitted Kitchen

Communal Garden

Close to Town Centre & Local Amenities

Allocated Parking

Local Amenities, River Walks & Mainline Station

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).

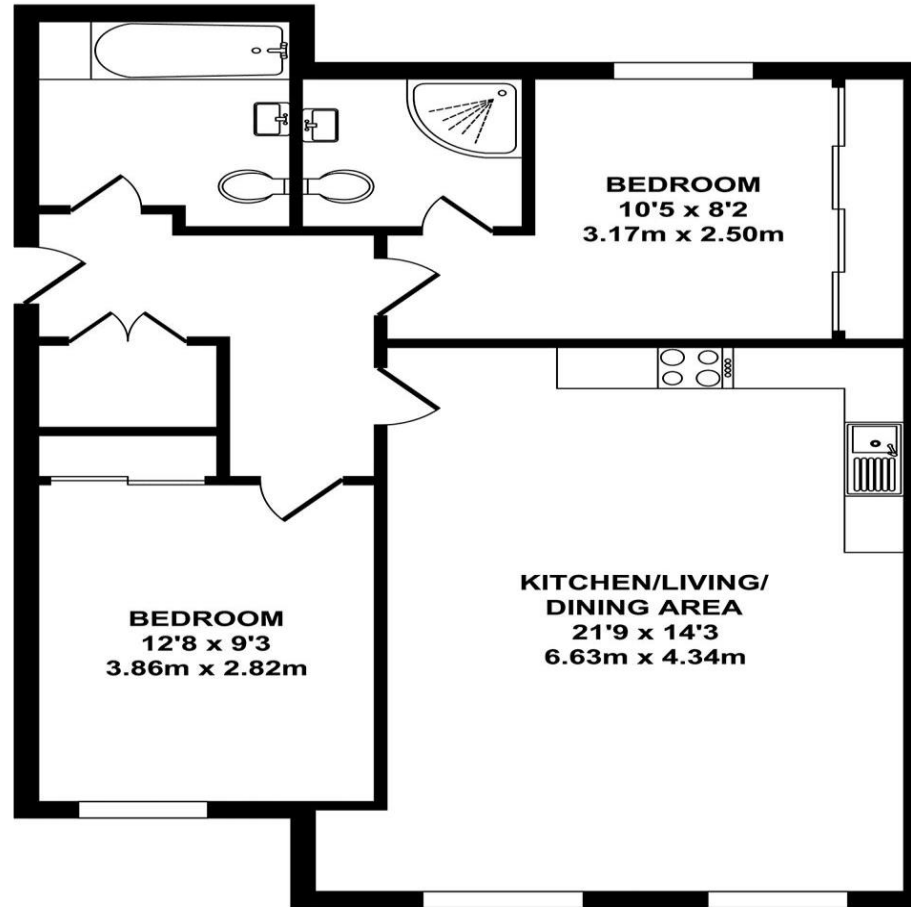
ADDITIONAL INFORMATION:

- Council Tax Band D
- Double Glazed Windows
- Lease REMAINING- 984 Years
- Maintenance Charges- £1,800 pa
- No ground rent.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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TOTAL APPROX. FLOOR AREA 762 SQ.FT. (70.81 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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