



Flat 4, 133a High Street, Tonbridge, Kent, TN9 1DH

Offers in Excess of £325,000

When experience counts...

est. 1828
bracketts

Offered for sale is this highly desirable two bedroom first floor apartment which forms part of a boutique courtyard setting just off the High Street. Situated in close proximity including all local amenities such as bars, restaurants, schools, main line station, castle and river walks. Internally the property benefits from being accessed via both stairs & lifts internally and comprises entrance hall, open plan hallway / study area with built in storage cupboards, large open plan sitting room / dining room, modern fitted kitchen with integral appliances, family bathroom, two double bedrooms with main bedroom boasting built in wardrobes and en-suite facilities and further storage cupboard. Externally the apartment is approached via a private driveway with electric gates offering allocated parking in a central position. We recommend viewing at your earliest to appreciate the location and quality this apartment offers.

Two Bedroom First Floor Apartment

Re-furbished Period Building

Fully Fitted Kitchen With Integrated Appliances

Open Plan Sitting Room

En Suite Shower Room

Built in Storage Cupboards

Centrally Located High Street Position

Close to Main Line Station (0.5mile),
Coveted Schools & River Walks

Private Drive With Electric Gates

Allocated Parking Space





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).

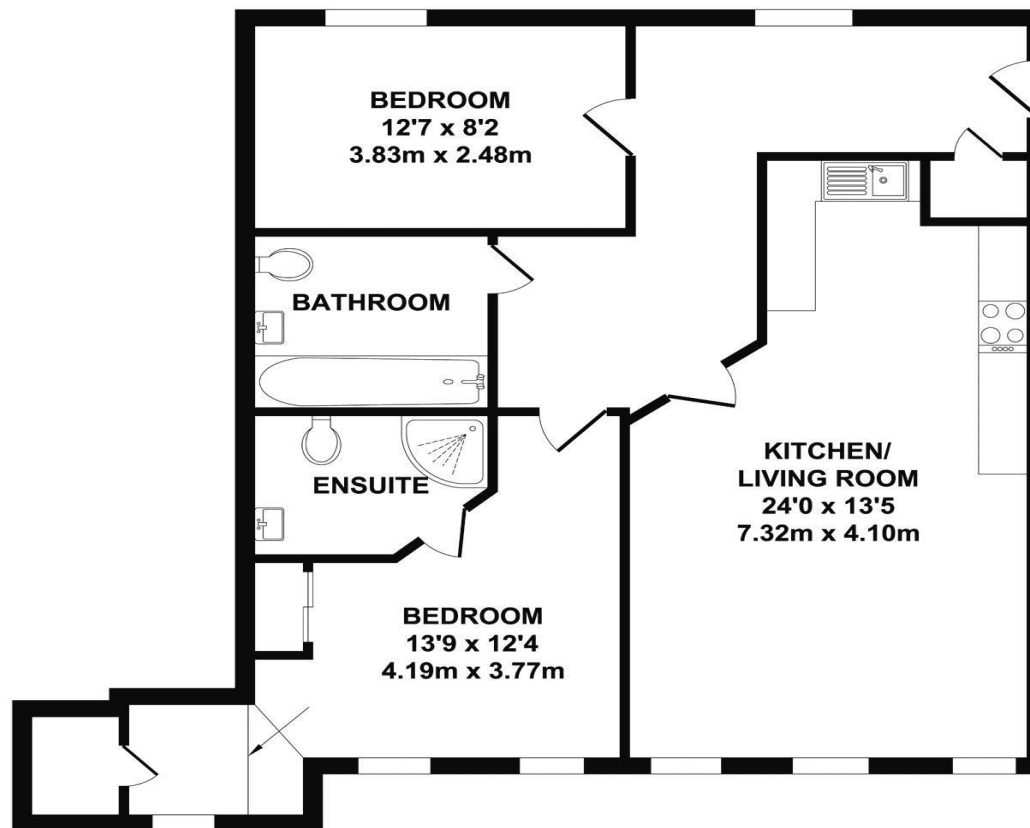
ADDITIONAL INFORMATION:

- Council Tax Band C
- Double Glazed Windows
- Maintenance Charges - £108pcm (TBV)
- Ground Rent - £300pa
- Lease – 119 Years Remaining

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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GROUND FLOOR
APPROX. FLOOR AREA
805 SQ.FT.
(74.79 SQ.M.)

TOTAL APPROX. FLOOR AREA 805 SQ.FT. (74.79 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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