



Castle fields, The Slade, Tonbridge, Kent, TN9 1HS

Guide Price £275,000 - £300,000

When experience counts...

est. 1828  
**bracketts**



Offered for sale is this two bedroom first Floor Retirement Apartment, within a well-designed development just off the High Street and within walking distance of the Station, shops, bars and restaurants. Tonbridge Castle is a stones throw, it's gardens and river walks leading you through to the sports ground which offers an indoor/outdoor swimming complex, outdoor bowls, tennis courts and park walks. The property is accessed by a communal door, with stairs up to the front door of the property. There is an entrance hallway, kitchen / breakfast room, shower room, living room and two bedrooms. Outside there are communal gardens with seating areas, as well as a residents' car park to the front. The property also benefits from a residents lounge with kitchen area with a guest room that can be booked for very good prices. There is also a communal laundry room with washing machines and dryers for the residents to use.

First Floor

Retirement Apartment

Two Bedrooms

Kitchen / Breakfast Room

Shower Room

Central Town Location

Close to Amenities, High Street & Mainline Station

Communal Gardens

Residents Parking

Viewing Highly Recommended

Resident Lounge





**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 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 Hold Information – 964 yrs remaining

Maintenance Charges - £4,144pa

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	72   C	75   C
39-54	E		
21-38	F		
1-20	G		



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Approximate Area = 664 sq ft / 61.6 sq m

Limited Use Area(s) = 9 sq ft / 0.8 sq m

Total = 673 sq ft / 62.4 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bracketts llp. REF: 1181200