



Merryfield Court, Waterloo Road, Tonbridge, Kent, TN9 2SL

Guide Price £150,000

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Offered for sale is this one-bedroom apartment, set within a popular retirement development for the over 60's. The property comprises entrance hallway, kitchen, living room and a double bedroom. The development benefits from residents parking, communal gardens and communal lounge. The building also sits within close proximity to Tonbridge mainline station and high street which has a range of local shops and amenities. Merryfield Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 33 properties arranged over 4 floors each served by lift. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system.

## One-Bedroom Retirement Apartment

Living Room / Dining Room

Kitchen

Bathroom

Communal Lounge

Communal Gardens

Communal Laundry Room

Close Proximity To HS & MLS

Residents Parking

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 C

Double Glazed Windows

Lease Hold Information: TBC

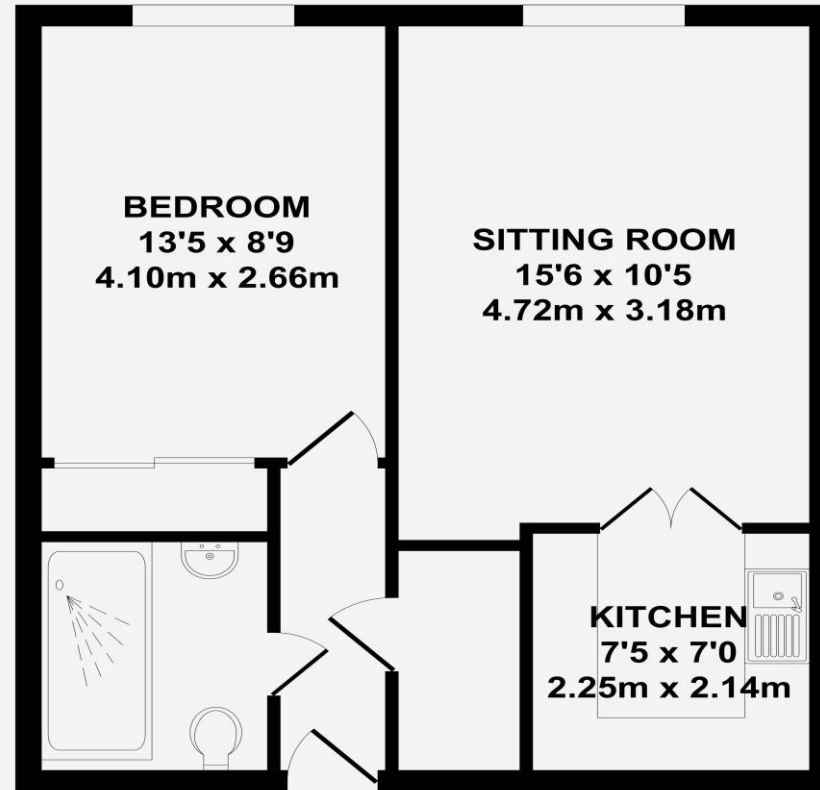
Maintenance Charges: £2,999pa

Ground Rent: £475pa



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**TOTAL APPROX. FLOOR AREA 452 SQ.FT. (42.00 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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