



Grove Orchard , Mill Lane, Tonbridge, Kent, TN9 1PJ

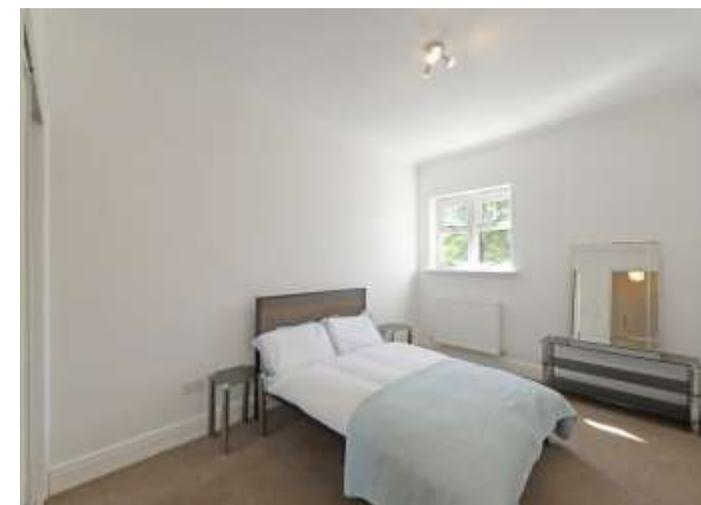
Guide Price £300,000 - £325,000

When experience counts...

est. 1828  
**bracketts**

A Bright, Contemporary First-Floor Flat in a Prime Location. Situated within a modern, purpose-built development, this first floor spacious two-bedroom, two-bathroom flat offers a perfect blend of style, comfort, and convenience. Centrally located on sought-after Mill Lane in Tonbridge, the property benefits from a secure, gated entrance and a peaceful setting, whilst remaining just moments from the vibrant town centre. A fantastic opportunity for first-time buyers, downsizers, or investors alike. Viewings highly recommended.

- Secure and private gated development of 8 apartments built in 2008 on a quiet cul-de-sac
- First-floor flat with modern lift access, ideal for dealing with prams, heavy shopping or for anyone with mobility issues
- Light and airy interior with a contemporary finish throughout, benefitting from a south-facing orientation that floods the property with natural light
- Two generously sized double bedrooms, both with large mirrored fitted wardrobes
- Two bathrooms, one en-suite with walk in shower and the other with bathtub
- Large spacious open-plan living, dining and modern fitted kitchen area – ideal for entertaining
- A well-maintained building that is looked after by the resident controlled management company ensures that service charges are minimised
- Private allocated parking space for one car to the front within the courtyard
- Communal gardens to the rear





#### **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.

Just a 5-minute walk to several major supermarkets in the Cannon Lane area and other local amenities such as doctors surgery, hairdressers, coffee shops and pharmacy

10-minute walk to Tonbridge High Street with its shops, cafes, restaurants and multiple leisure facilities including Tonbridge Castle, swimming pools and gyms

20-minute walk to Tonbridge Station with direct links to London (35 minutes to London Bridge) and surrounding areas

Excellent access to parks and green spaces, local schools, leisure facilities and commuter routes

Other attractions include the local football, rugby and cricket clubs as well as a selection of golf courses

#### **ADDITIONAL INFORMATION:**

Council Tax band D

Double glazed windows

Ground rent peppercorn

£195pcm service charge\*

973 years lease remaining

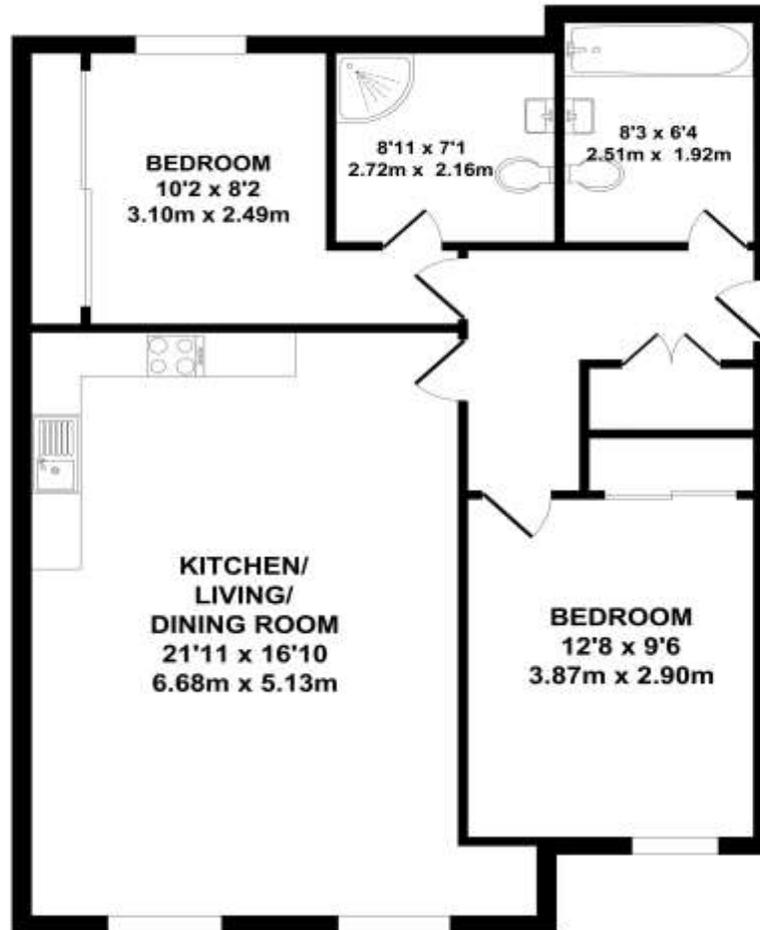
1/8 share of freehold management company

No onward chain

\* current level at time of sale and covers: buildings (not contents) insurance, lift, gate and fire alarm maintenance, gardening, communal area cleaning and other general upkeep of building and grounds as needed



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**TOTAL APPROX. FLOOR AREA 765 SQ.FT. (71.11 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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