



Flat 24, St. Giles Lodge, 11 Shipbourne Road – TN10 3DJ
Tonbridge

Guide Price **£325,000**

bracketts
est. 1828



- Close Proximity To Tonbridge High Street
- Retirement Apartment
- Built In 2018
- No Onward Chain
- Gated Entrance & Parking
- Tenure **Leasehold**
- Lease Expiry **13/11/3017**
- Ground Rent **£880.30 per Year**
- Service Charge **£5,981.44 per year**

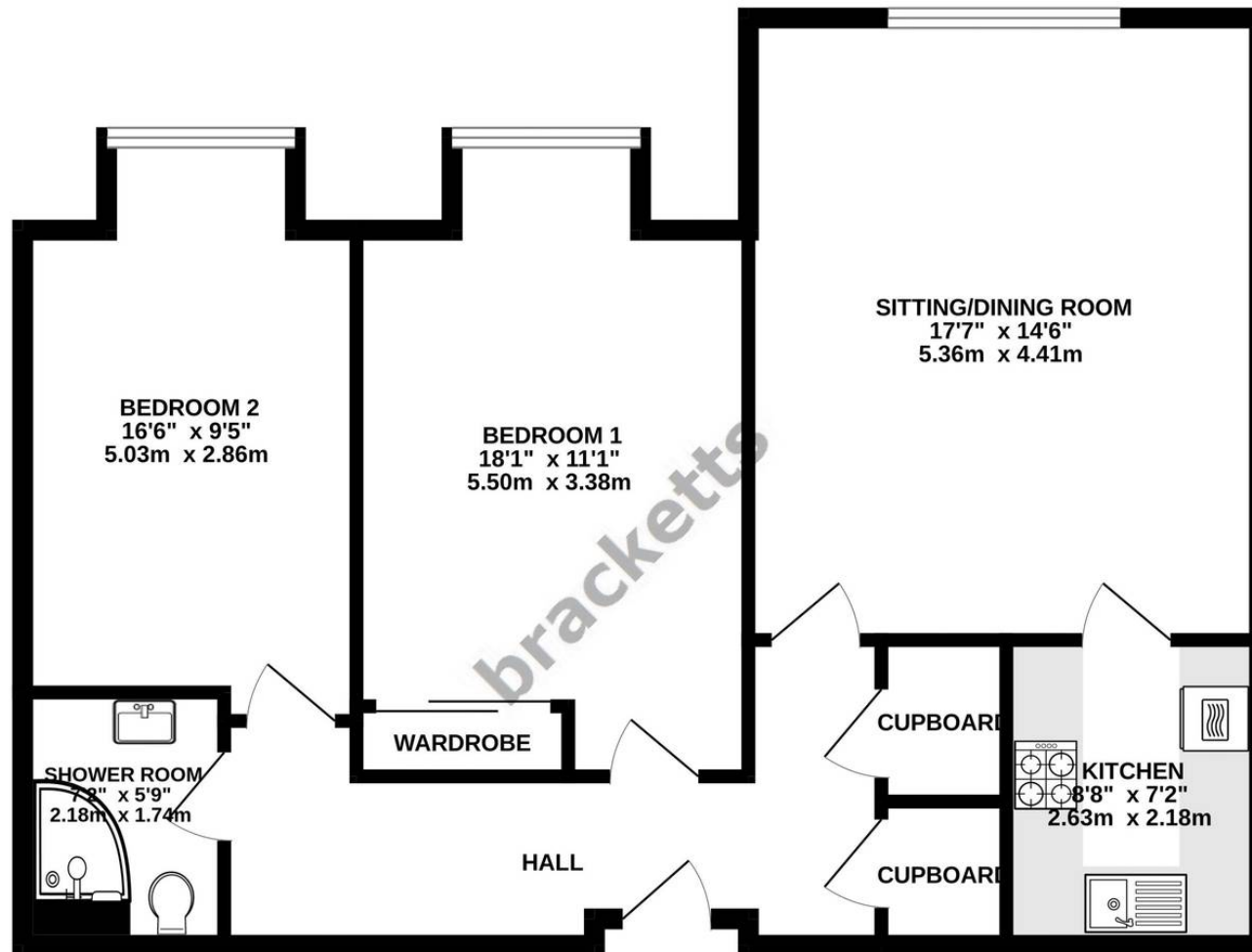
We are pleased to offer for sale this luxury second floor apartment at St Giles Lodge. The property was built in 2018 to a high specification and internally comprises entrance hall with security entry phone system, sitting room / dining room, modern fully fitted kitchen, modern shower room, two double bedrooms with mirrored built in wardrobes.

Situated at the North end of the town and within walking distance of the High Street and Tonbridge Castle with gardens, open spaces and adjacent 50 acre sports ground. Facilities offered at St Giles Lodge include an owners/residents lounge, ideal for meeting and making new friends, coffee mornings and other activities arranged. Furnished twin guest suite available for hire, delightful gardens and seating areas. The agents have no hesitation in recommending a viewing, not only so this apartment can be fully appreciated, and the facilities offered including the gardens and grounds. Heating & Careline system included within the service charge. Lodge Manager, Pets allowed with permission from Managing Agents.
Council Tax band: E





TOP FLOOR
815 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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