



Flats 1-5, Manor Grove, Tonbridge, Kent, TN10 3DT

Guide Price £1,650,000 - £1,750,000

When experience counts...

est. 1828  
**bracketts**



Bracketts are delighted to offer for sale the freehold of this apartment block which comprises five apartments. this is a rare opportunity to buy a block of apartments and makes for an ideal investment opportunity.

Each apartment is currently fully managed by Bracketts and has fully referenced checked tenants, secured deposits logged and assured short hold tenancy agreements. Total combined monthly income £5,545. Annual income £66,540. Approx yield of 4%

The block consists of 5 x two-bedroom luxury apartments situated in a convenient location close to the High Street, local amenities and coveted schools. Internally the apartments accommodation comprises open plan living, stylish top of the range kitchen that are fully fitted with quality integrated Bosch appliances and Quartz worktops- and luxuriously appointed bathrooms and en-suite shower rooms. There is underfloor heating throughout and outside there is also the benefit of allocated parking for each flat.

5 x Two Bedroom Apartments

Freehold Investment Opportunity

Individual Undercroft Parking

10 Year BLP Warranty Scheme

Close to Local Amenities, High Street  
and Schools

Underfloor Heating

Fitted Kitchens With Quartz  
Workrops

£77,700 Annual Income - Referenced  
Check Tenants, Assured Short Hold  
Tenancy

NO ONWARD CHAIN



**KITCHENS**

- Kaobilla design, manufacture & installation (German)
- Bosch built-in combi microwave
- Bosch built-in oven
- Bosch sink induction hob
- Built-in dishwasher
- Built-in washing machine
- Quartz worktops and full splash back panel
- 1 1/2 inch stainless steel sink insert

**PLUMBING, HEATING, ELECTRICAL**

- Forbid chrome switches and sockets throughout
- LED downlights in kitchen, bedrooms & hallway
- Pendant lighting to all other rooms
- Thermostatically controlled radiators throughout
- Under floor heating in en suite bedrooms
- Pre wiring for TV, satellite to living, kitchen & bedrooms
- Telephone socket to living room/kitchen
- Ceiling mounted smoke and heat detectors



**PLOT 1**  
Ground Floor

**PLOT 2**  
First Floor

**PLOT 4**  
Second Floor



**EXTERNAL AND ENVIRONMENTAL DETAILS**

- Off street parking, one vehicle per apartment
- Lighting to undercroft parking area
- Dark to down external lighting to front and back door
- Energy efficient and thermostatically controlled gas central heating and A rated boiler
- Double glazed UPVC windows providing a high level of thermal insulation and reduced heat loss
- A rated kitchen appliances to reduce water and energy use
- Dual flush mechanism to toilets to reduce water usage
- High levels of insulation and wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- PIR sensors to external lighting
- Internal waste and recycling store

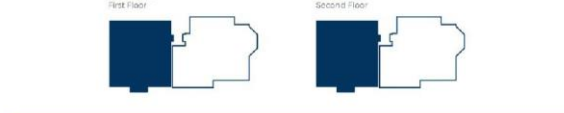


**INTERNAL FINISHES**

- Slate grey internal doors
- UPVC sash windows with easy clean feature
- Polished chrome ironmongery throughout
- Wardrobes to master bedroom
- Ceilings are smooth and finished in white emulsion
- All external walls are finished in grey in emulsion and contemporary white coving

**PLOT 3**  
First Floor

**PLOT 5**  
Second Floor



**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
- Double Glazed Windows

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		82	82



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	DIMENSIONS	
KITCHEN / LIVING ROOM	5413mm x 4725mm	17'9 x 15'6
BEDROOM ONE	4988mm x 2892mm	16'1 x 9'1
EN-SUITE	2490mm x 1540mm	8'2 x 5'0
BEDROOM TWO	3082mm x 2753mm	10'1 x 9'0
BATHROOM	2330mm x 2040mm	7'7 x 6'8



**PLOT 3**  
First Floor



**PLOT 5**  
Second Floor



	DIMENSIONS	
KITCHEN / LIVING ROOM	5296mm x 4950mm	17'4 x 16'2
BEDROOM ONE	5076mm x 4277mm	16'7 x 14'0
EN-SUITE	2826mm x 2040mm	9'3 x 6'8
BEDROOM TWO	4391mm x 2749mm	14'4 x 9'0
BATHROOM	2540mm x 2040mm	8'4 x 6'8



**PLOT 1**  
Ground Floor



**PLOT 2**  
First Floor



**PLOT 4**  
Second Floor

