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# Barnes Kingsnorth



**Priory Court, Priory Road, Tonbridge, Kent, TN9 2AQ**

**£156,500 Share of Freehold**

Viewings strictly by appointment with the agent  
Tel: 01732 771616  
[www.bkestateagents.com](http://www.bkestateagents.com)



1



1

### THE PROPERTY

It you're looking for the perfect location then this studio apartment, built in 1989, ticks all the boxes! Convenient for commuting and just a short walk from town and amenities, so everything is within easy reach. Completely modernised, this second floor apartment offers bright and spacious contemporary accommodation..... a perfect investment or first time buy. Communal entrance hall with entry phone system and stairs to the second floor. The bed/sitting room is spacious, plenty of room for a cosy seating area plus somewhere to eat and sleep and has newly fitted carpet. The freshly fitted kitchen provides ample space for working and storage with everything to hand including electric oven, gas hob plus extractor and a washing machine. There is easy-clean wood laminate flooring to this room. A crisp, white shower room completes the picture. With gas central heating plus newly installed double glazing this stylish apartment also has the benefit of an allocated parking space and is being sold with SHARE OF FREEHOLD and NO ONWARD CHAIN!

**OUTSIDE** The allocated parking space here is a real bonus in Tonbridge!

### AGENTS NOTE:

Share of Freehold with 999 year lease from 2008  
Current service charge £50.00 pcm and the gas and electricity are paid by key card.

### THE LOCAL AREA

Priory Court is just a short stroll away from Tonbridge mainline station and the town centre which offers an excellent range of shopping, restaurants and coffee shops. Nearby is historic Tonbridge Castle adjoining acres of sports ground with the indoor/outdoor swimming pool so keeping fit will never be easier! Tonbridge mainline station provides a fast and regular service to London Charing Cross/Cannon Street, the journey taking approximately under 40 minutes. Easy access can be afforded to the A21 leading to London and the south coast.

### ROUTE TO VIEW

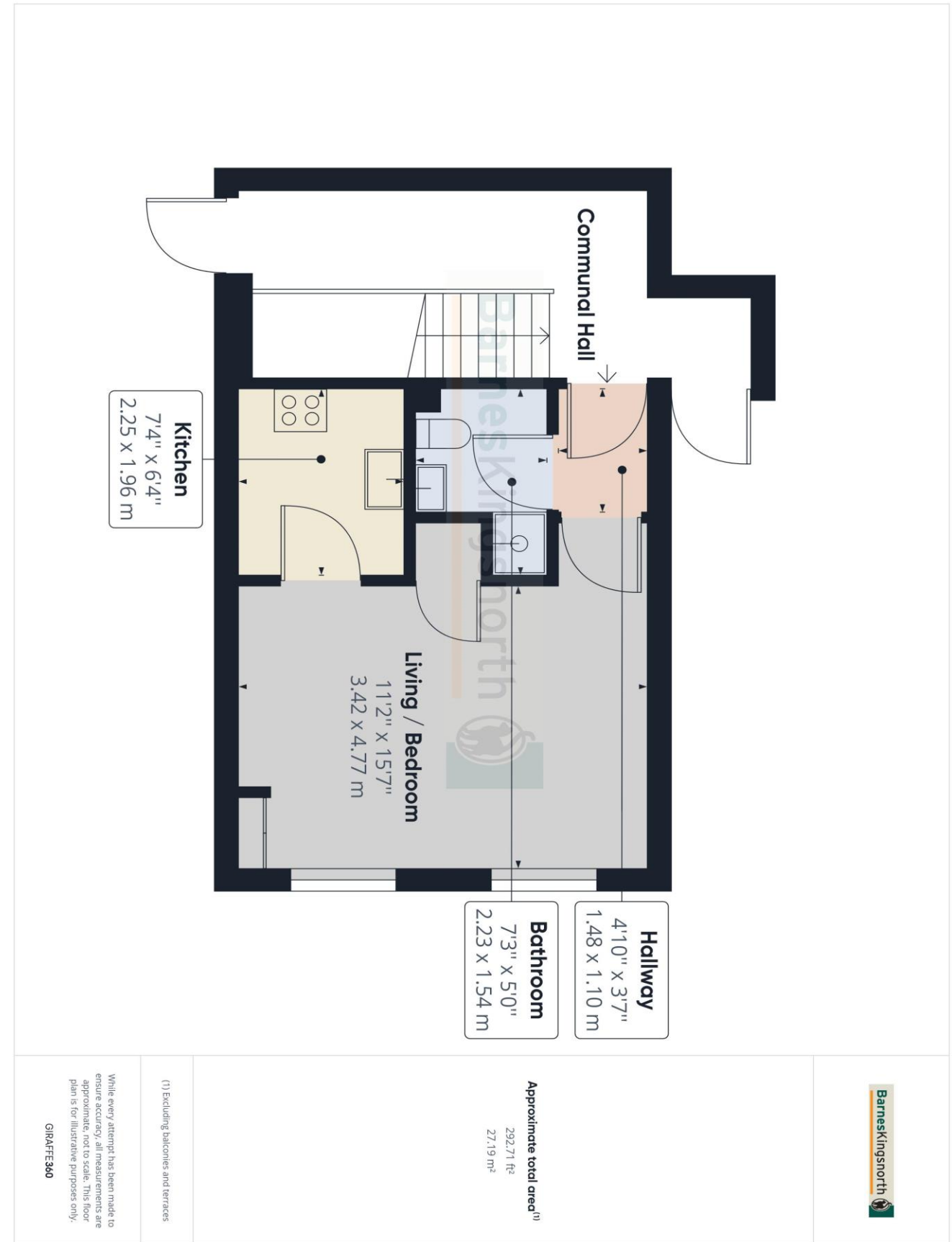
From our office in Tonbridge High Street proceed southwards. At the first roundabout go straight across, past the railway station on your right. Turn left into Priory Road and Priory Court will be situated along on the right-hand side.

*PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchasers. BKEA employs the services of Smartsearch to verify the identify and residence of purchasers.*

**Energy Efficiency Rating: C**

**Council Tax Band: B**

Ref: T1328/329081/V2



**AGENT'S NOTE:** Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.