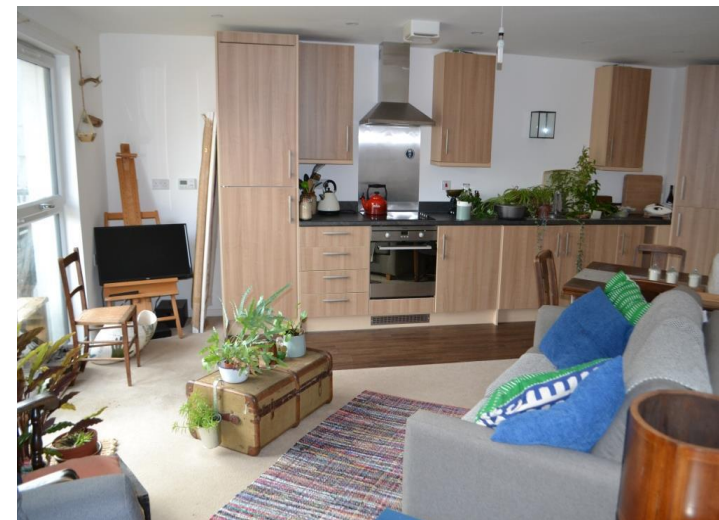


**Barnes Kingsnorth offices at:**  
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# Barnes Kingsnorth



**Flat 301 Ashby's Point, Walters Farm Road,  
Tonbridge, Kent, TN9 1FR**

**£220,000 Leasehold**

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



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### THE PROPERTY

IDEAL FIRST TIME BUY or INVESTMENT OPPORTUNITY..... Located on the third floor with views, this purpose built apartment is a great buy! Front door with entry phone system for security and your own hallway with useful storage cupboard and an airing cupboard. The hall leads you into the open plan living room with a compact kitchen area, fully equipped with oven, hob and fridge freezer, washer/dryer together with plumbing for dishwasher. There is ample storage cupboards and work surfaces so everything you need for creating simple suppers or entertaining friends. The spacious room has full height double glazed doors leading out into a balcony, so important for that outside space and a view. The double bedroom is dual aspect and enjoys views to the lock and river. The modern bathroom fitted with crisp white suite completes the accommodation.

AGENTS NOTE: Lease: 125 years from 2013

Current Service Charge: £542.10 per annum

Ground Rent: £200.00 per annum

**NOTE: This property can also be purchased on a 30% Shared Ownership basis at £66,000**

### THE LOCAL AREA

Cannons Wharf is close to the heart of Tonbridge, a modern yet historic town that offers an excellent range of shopping and recreational facilities. The town dates back to Saxon times, is centred around the River Medway and features Kent's best example of a Motte & Bailey Gatehouse at Tonbridge Castle. A colourful history intertwines tales of Kings and tyrants, heroes and mercenaries and there are links with famous literary figures. The castle grounds adjoin Tonbridge sports ground which provides plenty of opportunity for keeping fit with a swimming pool, sports pitches, cycle routes along with riverside walks. A short stroll will find you at Tonbridge mainline station with fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good road links to the A21 the location of this modern apartment really ticks all the boxes.

### ROUTE TO VIEW

From our office in Tonbridge High Street proceed southwards over the BIG BRIDGE. Take the next turning on your left into Medway Wharf Road. Proceed along the road where you will find Canons Wharf, turn left and Ashby's Point will be found on the right-hand side.

*PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now 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 purchaser.*

**Energy Efficiency Rating: B**

**Council Tax Band: C**



ASHBY POINT TONBRIDGE  
TOTAL APPROX. FLOOR AREA 572 SQ.FT. (53.1 SQ.M.)

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**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.

Ref: T1356/425081/V1

