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# Barnes Kingsnorth



**Judd House, Church Street, Tonbridge, Kent, TN9 1HD**

**£330,000 Share of Freehold**

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



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### THE PROPERTY

Charming and beautifully presented, combining character features with contemporary living this ground floor apartment with its luxurious feel will certainly appeal. Communal entrance to lobby and own entrance door with entry phone system for peace of mind and security leads to entrance hall with space for coats and shoes. Stylish and hard-wearing oak flooring through the hall flows into the superb open plan living room, bright, spacious and versatile and of excellent proportions too. The contemporary kitchen area is well-planned and well equipped with comprehensive range of sleek cupboards and worktops providing ample storage and working space to create both simple suppers and smart entertaining and the integrally fitted appliances are included. There is plenty of room for dining and a generous space for comfy sofas and relaxing. Along the hallway are two well proportioned double bedrooms together with the sumptuous bathroom which enjoys underfloor heating. This exceptional property offers a unique opportunity to combine modern features and flexible layout in a convenient location.

### AGENTS NOTE

The property has an allocated parking space and video entry phone system. Being sold with Share of Freehold and 117 years remaining on the lease. Service charge (including building insurance) currently £188.00 pcm.

### THE LOCAL AREA

Judd House situated just a short stroll from the centre of the historic town of Tonbridge with shopping, amenities and recreational facilities all on the doorstep! The town 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. Modern day life focuses of the many excellent Private and State Schools and the easy commute to London Bridge, Cannon Street and Charing Cross. There is an excellent range of shopping with two markets in the town. Plenty of recreational facilities in the area along with Tonbridge sports ground which provides swimming pool, tennis courts, riverside walks and cycle paths. As well as nearby Tonbridge station, the property is well positioned for access to the A21 leading onto the M25 towards London and the South Coast.

### ROUTE TO VIEW

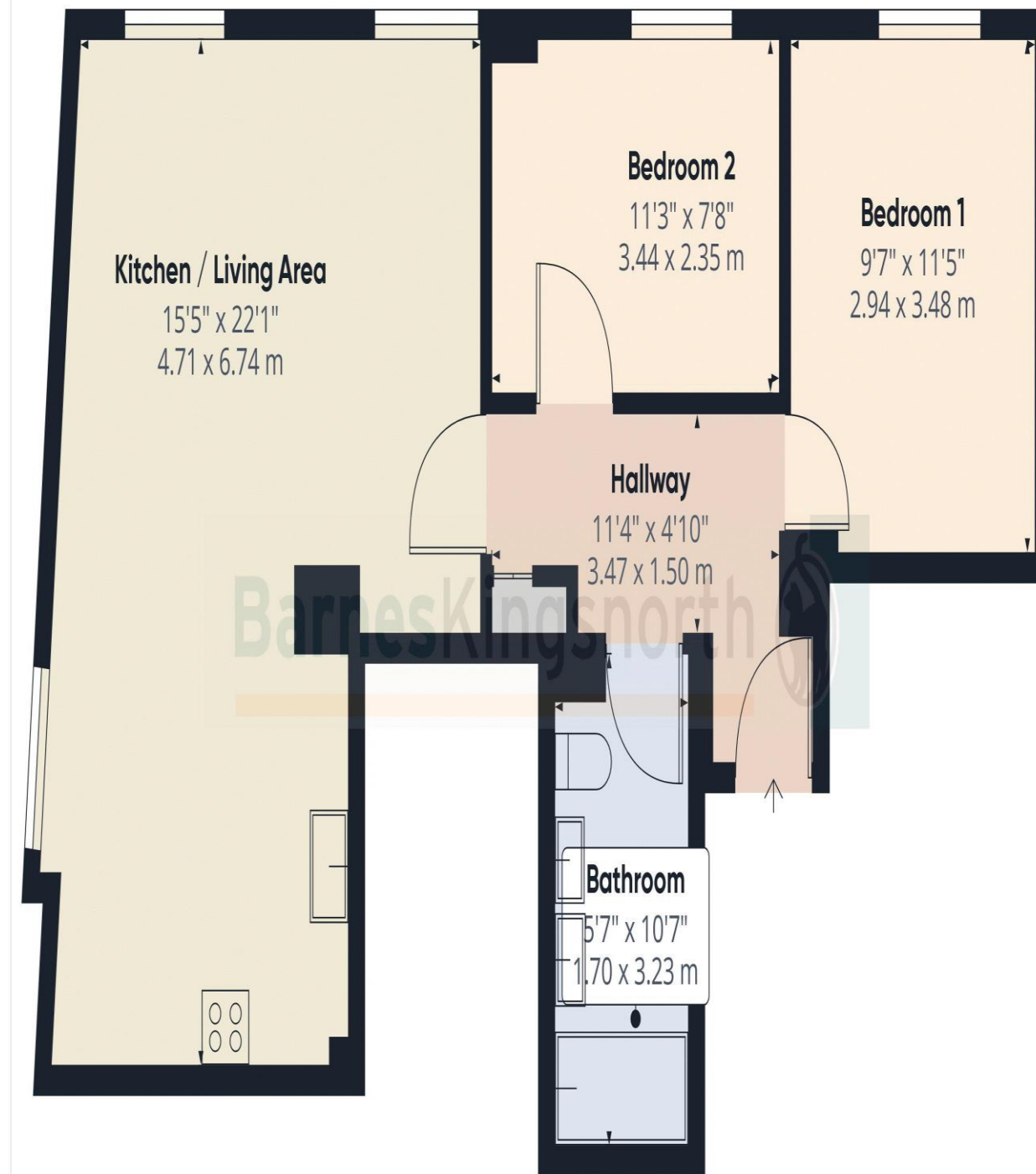
From our office in Tonbridge High Street proceed in a southerly direction and take the second left turning into Lyons Crescent. Proceed to the end and turn left into East Street and then right into Church Street where the property entrance will be found on the left hand side.

*PLEASE NOTE: In accordance with Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy 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. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

**Energy Efficiency Rating: C**

**Council Tax Band: D**

Ref: T1361/426030/V1



Approximate total area<sup>(1)</sup>

643.55 ft<sup>2</sup>

59.79 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.