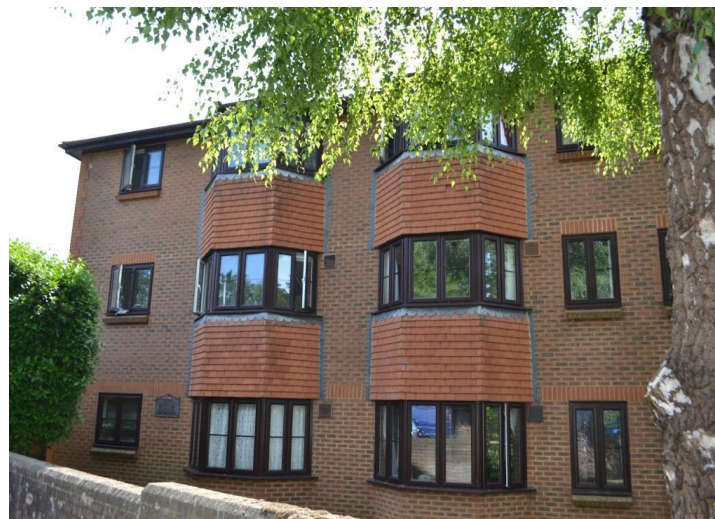


Barnes Kingsnorth offices at:
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



Cavendish Court, Hadlow Road, Tonbridge, Kent, TN9 1NZ

£285,000 Leasehold

Viewings strictly by appointment with the agent
Tel: 01732 771616
www.bkestateagents.com



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2



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THE PROPERTY

Ideally situated, just a stroll from the High Street this second floor apartment is perfect for convenience to be at the core of life. Whether you are a first-time buyer, investor or downsizing, this well presented & maintained property will certainly tick the box! Communal entrance lobby with stairs to the second (top) floor and communal landing. Personal entrance door into hallway with useful storage cupboard and rooms radiating off. The living/dining room is spacious with large bay window and offers plenty of room for both relaxing and dining. Opposite the living room is the stylish kitchen which was re-fitted just two years ago with a contemporary Kutschenhaus kitchen and includes comprehensive range of storage & worktops along with electric under oven, ceramic hob, ultra-modern extractor, fridge/freezer, washing machine & tumble-dryer (and plumbing for dishwasher). Smart tiled flooring is easy care and the gas boiler is also neatly concealed too. There are two double bedrooms, the larger of which enjoys a handy en-suite cloakroom. The neatly fitted bathroom completes the picture.

OUTSIDE

Vehicular access is from Canon Lane into brick-block parking area with one allocated space.

AGENTS NOTE

LEASE: 125 years from January 1997 (98 years remaining)
SERVICE CHARGE: £1667.02 per annum (payable in two instalments)
GROUND RENT: £50 per annum (payable in two instalments)

THE LOCAL AREA

The property is most conveniently positioned on the Hadlow Road in a favoured and sought after area being within walking distance of the main line station and the town centre. Nearby is historic Tonbridge castle, acres of sports ground and an indoor/outdoor swimming pool along with lovely walks to be had along the banks of the River Medway. Tonbridge town offers excellent shopping, educational and recreational facilities, together with the main line station providing fast and regular services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. Easy access can be afforded to the A21 leading to London and the south coast.

ROUTE TO VIEW

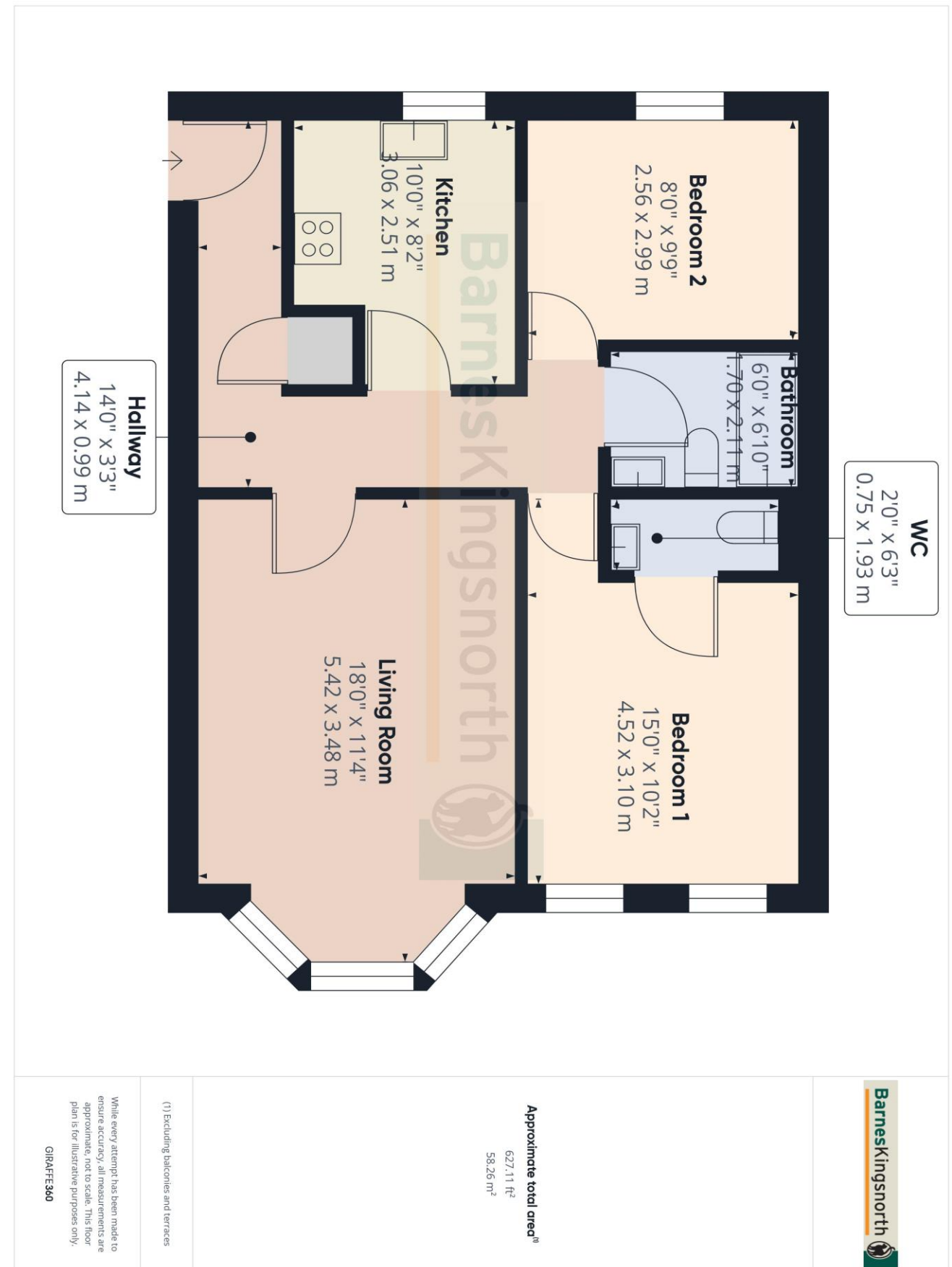
From our office in the High Street, proceed northwards to the first set of traffic lights and take the right-hand turn into Bordyke/Hadlow Road where Cavendish Court will be found on the right-hand side at the junction with Canon Lane.

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 customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: C

Council Tax Band: C

Ref: T1378/427013/V1



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.