

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



Whitefriars Wharf, Tonbridge, Kent, TN9 1QP

£260,000 Leasehold

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



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THE PROPERTY

If its all about location this duplex apartment has it all! Minutes away from the town centre and main line station, this modern, well planned, purpose built and gated apartment is an ideal opportunity for an investor or first time buyer. Located on the ground floor the entrance door leads into a light and airy open plan living/dining room/kitchen area with easy care wood laminate flooring throughout. Ample room for comfy seating and a dining area the compact, fitted kitchen leads off and has everything to hand. There is a handy cloakroom too fitted with white suite. Stairs lead up to the two double bedrooms, bedroom one with fitted wardrobes, and the modern, recently installed shower room, fitted with crisp white suite. Brought to the market as a blank canvas just requiring some redecoration for you to update and style to create your perfect first home.

OUTSIDE

The property enjoys the communal garden and an allocated underground parking space.

AGENTS NOTE:

Length of lease: 984 years remaining
Ground Rent: Currently £200 per annum
Service Charge: Currently £314.87 per quarter
Previously rented and achieving a rental figure of £1,400 pcm for the current Landlord.

THE LOCA AREA

Ideally located, close to the heart of the town, within a short stroll of the High Street and main line station. Tonbridge is a modern yet historic town that offers an excellent range of shopping and recreational facilities. The town dates back to Saxon times and 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 pleasant walk will find you at Tonbridge main line 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 Whitefriars Wharf 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: C

Council Tax Band: C



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: T1380

