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Barnes Kingsnorth



**New Court, East Street,
Tonbridge, Kent, TN9 1HB**

£285,000 - Share of Freehold

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



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THE PROPERTY

If close proximity to the town and main line station is what you are looking for, this super first & second floor apartment could tick all your boxes! Offering a tucked away location in the heart of the conservation area, just a short stroll from the vibrancy of this popular town so you can wander along to find shop, cafes and enjoy the fabulous Castle, grounds and the park. Entrance door into the hallway which leads you through to the spacious sitting/dining room, light and airy from the picture window to the front just the spot to watch the world go by. The stylish fitted kitchen provides both ample working and storage space, ideal for creating those 'cordon bleu' moments. The two bedrooms are light and airy too and there is a modern shower room which completes the accommodation. The property benefits from Share of Freehold & NO CHAIN TOO!

OUTSIDE

Undoubtedly this super apartment with both garage & parking along with its convenient location should certainly feature on your 'to view' list.

THE LOCAL AREA

New Court is situated in the heart of this modern, yet historic town that offers an excellent range of shopping and recreational facilities. The town boasts a fine example of a Motte & Bailey Norman castle built in the 13th century and set on the banks of the River Medway. The castle grounds adjoin Tonbridge sports ground with its indoor/outdoor swimming pool for there is plenty of opportunity for keeping fit or just enjoying a gentle walk. The mainline station is just a short stroll away and offers services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. Easy access can be afforded to the A21 leading onto the M25 towards London or the south coast.

ROUTE TO VIEW

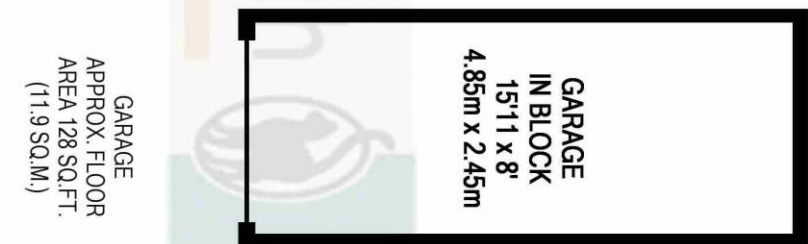
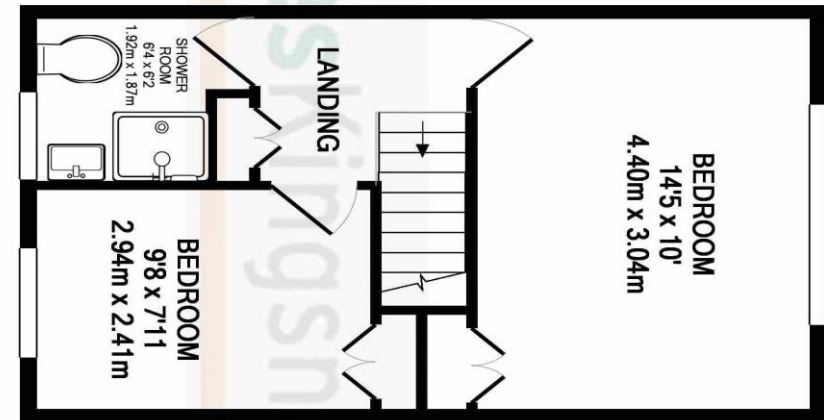
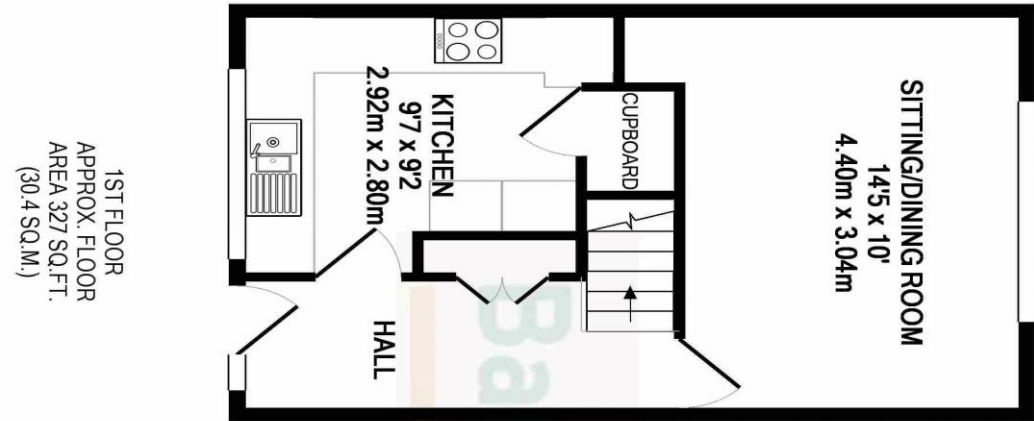
From our office in Tonbridge High Street, proceed to the first set of traffic lights, turn right into the Bordyke/Hadlow Road, A26, then take the next right into East Street where you will find New Court on your right-hand side.

AGENTS NOTE:

LEASE: Length remaining 127 years
SERVICE CHARGE: Currently £780 per annum

Energy Efficiency Rating: C

Council Tax Band: C



NEW COURT TONBRIDGE
TOTAL APPROX. FLOOR AREA 782 SQ.FT. (72.7 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.

