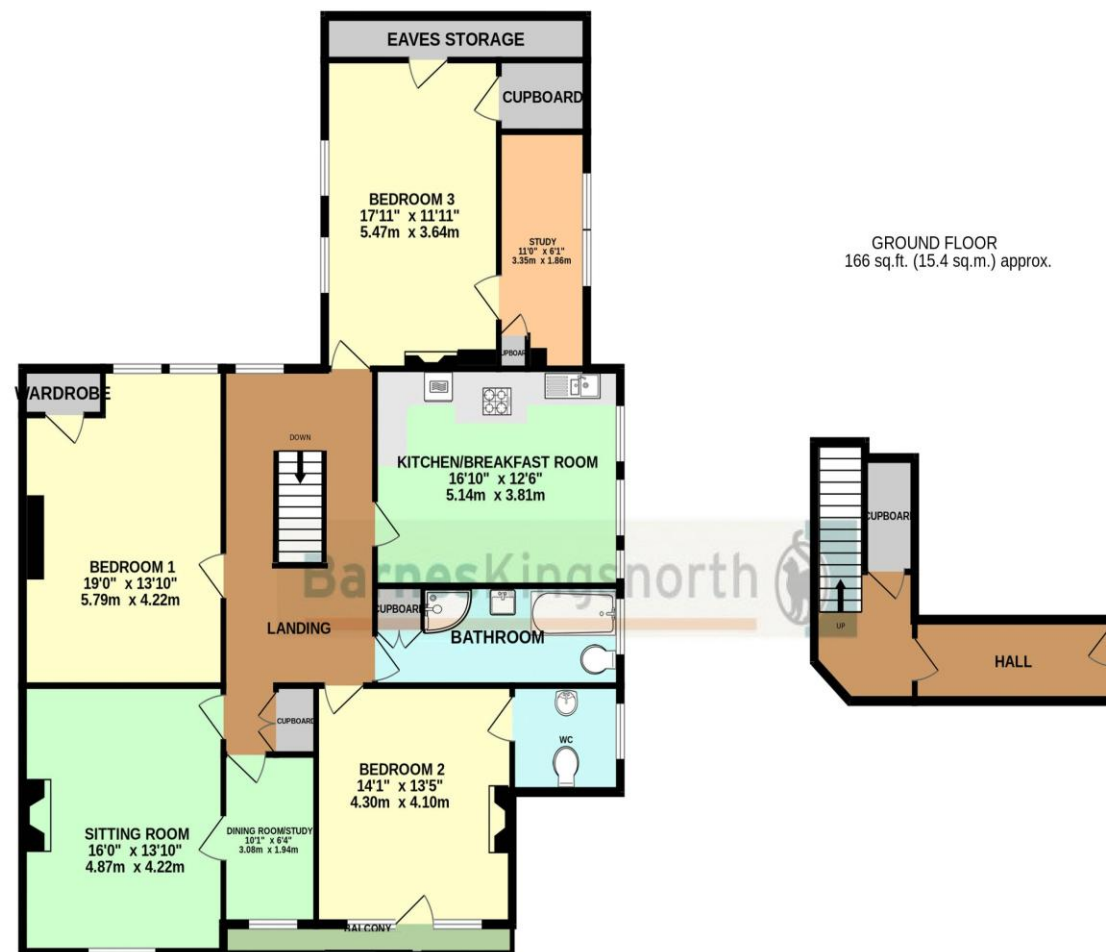


**Barnes Kingsnorth offices at:**  
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# BarnesKingsnorth



1ST FLOOR  
 1668 sq.ft. (155.0 sq.m.) approx.

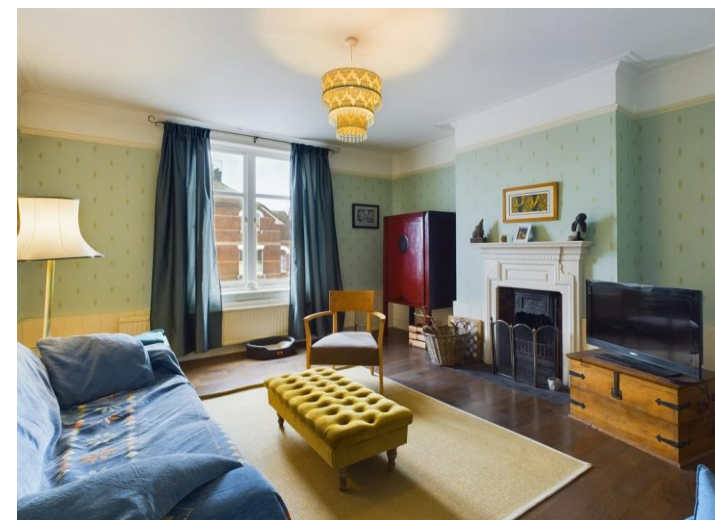


GROUND FLOOR  
 166 sq.ft. (15.4 sq.m.) approx.

PEMBURY ROAD, TONBRIDGE

TOTAL FLOOR AREA : 1834 sq.ft. (170.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Pembury Road, Tonbridge, Kent TN9 2JJ**

**£460,000 - Share of Freehold**

**Viewings strictly by appointment with the agent**

**Tel: 01732 771616**

**[www.bkestateagents.com](http://www.bkestateagents.com)**

**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.





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## THE PROPERTY

If it's all about location, then this first-floor apartment will certainly appeal. Situated just a short walk from the High Street with renowned schools, the MLS and Tonbridge Park all within easy reach. The major portion of a Victorian house offering substantial and well-proportioned accommodation along with period features. Recessed entrance porch into entrance hall with original mosaic tiles. Inner hall with stairs to the first floor and the spacious, galleried landing with stylish oak flooring and rooms radiating off. There is a generous sitting room with feature fireplace. large window to the front and direct access to a dining room/study. The kitchen/breakfast room is a great size and fitted with an eclectic range of storage & worktops and includes fitted double oven, induction hob, extractor hood along with dishwasher and washing machine. The room has oak flooring and there is plenty of space for a large table for leisurely breakfasts & suppers. The three double bedrooms are a great size: Bedroom One with fitted wardrobe and feature fireplace, Bedroom Two also has a feature fireplace, its own cloakroom and a slim balcony and Bedroom Three has fitted cupboard a separate study off and access to eaves storage. The bathroom with white suite completes the accommodation.

**OUTSIDE:** Access via Magnolia Close to a private garden with area of grass and storage shed.

**AGENTS NOTE:** The boiler is located in the kitchen and has been updated in the last few years. The property is being sold with a Share of the Freehold and No Onward Chain.

**LEASE:** Approx 99 Years. Ground Rent: £10 per annum. Service Charge: £200 per annum plus Building Insurance: £500 per annum



## THE LOCAL AREA

Conveniently positioned, this character property is just a short walk from the heart of this modern, yet historic town so ideally placed for the mainline station and commuting to London. Tonbridge offers an excellent range of shopping and recreational facilities along with 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, cycle routes and sports pitches.....so plenty of opportunity for keeping fit! Tonbridge mainline station offers fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good road links to the A21 and easy access to the town's renowned secondary, grammar and independent schools the location of this family property really ticks all the boxes.

## ROUTE TO VIEW

From Tonbridge Station proceed southwards. Take the next turning at the roundabout into Pembury Road and the property will be found along the road on the right-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 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 address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

**Energy Efficiency Rating: D**

**Council Tax Band: C**

