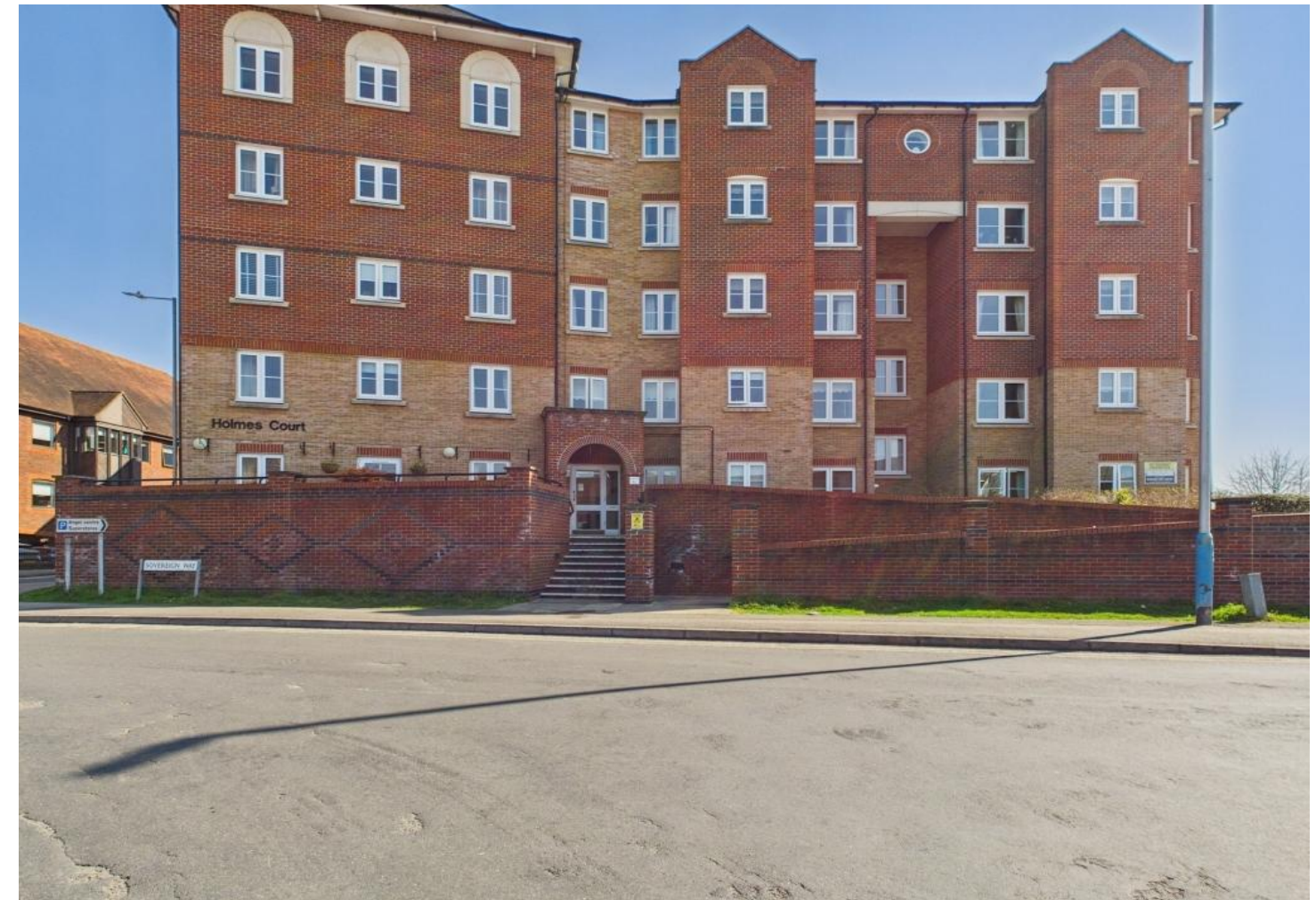


Barnes Kingsnorth offices at:
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



**Holmes Court, Medway Wharf Road,
Tonbridge, Kent, TN9 1GS**

£140,000 Leasehold

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



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THE PROPERTY

If you are looking for a modern apartment, then look no further! Brought to the market with the over 60's in mind, this contemporary 3rd floor apartment is conveniently positioned in the centre of Tonbridge with shops and amenities close by and offers peace of mind with 24 hour emergency assistance and secure entry system. The property is reached by a lift and offers two well proportioned bedrooms and a modern bathroom with separate shower cubicle. The fitted kitchen has everything to hand and includes all appliances. There is a spacious and welcoming lounge, light and airy with ample space for comfy seating and a more formal dining table too! If you fancy a natter then pop down to the communal sitting room and enjoy a cup of tea with friends or take a short stroll into town. The property has the benefit of electric heating and double glazing.

OUTSIDE

The property enjoys far reaching views across the river.

AGENT'S NOTE: There is an age restriction of over 60 years (if a couple one must be over 60 and the other over 55).

LEASE: The property has a 125 year lease from 1st February 2008 (108 years remaining)

SERVICE CHARGE: £2604.14 - Half yearly

GROUND RENT: £680.00 per annum

THE LOCAL AREA

Holmes Court is situated in the centre of the historic town of Tonbridge that offers an excellent range of shopping, amenities and recreational facilities. An easy stroll will take you to nearby Warders Medical Practice with its own pharmacy, dentists and local churches. Tonbridge 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 so plenty of opportunity for keeping fit or just a gentle walk! The main line station provides fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. East access can be afforded to the A21 leading onto the M25 towards London and the south coast.

ROUTE TO VIEW

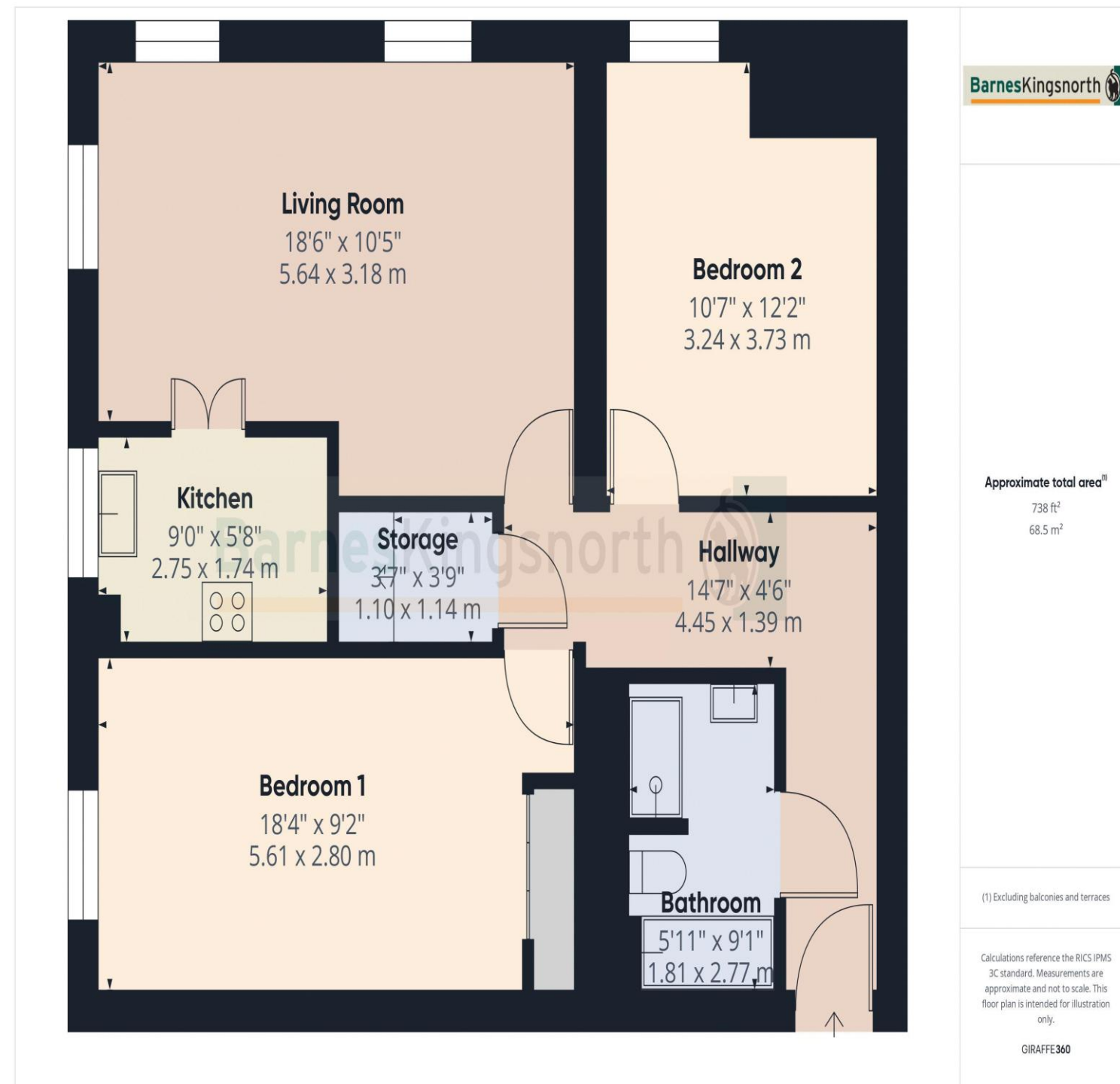
From our office in Tonbridge High Street, proceed southwards, take the second turning on the left into Medway Wharf Road and Holmes Court is situated on the right-hand side.

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 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: E

Ref: T1457/528062/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.