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BarnesKingsnorth



**High Street, High Street,
Tonbridge, Kent, TN9 1DH**

£310,000 - LEASEHOLD

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



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THE PROPERTY

Ideally situated in the High Street, this home is literally a stone's throw away from all the shops, eateries and amenities that Tonbridge has to offer. The main line station is also just a short walk away so for the commuters out there, it is ideal. Positioned on the second floor with access by either stairs or lift, you will find this truly immaculate & spacious apartment, ready to move straight in. Entrance door into hallway with two useful, storage cupboards and rooms radiating off. There is an attractive, open plan living/dining/kitchen with easy care wood effect flooring with plenty of space for comfy seating & dining. It will be easy to linger by the windows and watch the bustling sights and sounds of the High Street, framed by the town's historic buildings. The stylish kitchen area is well fitted with a range of contemporary units & worktops and includes fitted oven, hob with concealed extractor over along with integrated dishwasher, washer/dryer and fridge/freezer...so ticking all the boxes, whether it's supper for one or entertaining family & friends. There are two bedrooms; Bedroom One benefits from two, double mirrored wardrobes and has an en-suite shower and Bedroom Two is also a double. Completing the picture is the contemporary, crisp & white bathroom. The apartment has new carpets, has been recently decorated and includes new window blinds throughout.

OUTSIDE

Vehicular & pedestrian approach to gated entrance providing safe & secure access to the main entrance door. The property benefits from an allocated parking space.

AGENT'S NOTE

LEASE: The property has a 125 year lease from July 2018

SERVICE CHARGE: Currently £2059 per annum

GROUND RENT: Currently £300 per annum

THE LOCAL AREA

This apartment is located close to the heart of Tonbridge, a modern, yet historic town that offers an excellent range of shopping and recreational facilities. The apartment is conveniently located for all amenities and the mainline station is just a short walk away. Tonbridge 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 & tyrants, heroes and mercenaries and there are links with famous literary figures. The castle grounds adjoin Tonbridge sports ground with provides plenty of opportunity for keeping fit with a swimming pool, sports pitches, cycle routes along with riverside walks. A short stroll will find you at Tonbridge mainline station with fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good links to the A21 the location of this apartment really ticks all the boxes.

ROUTE TO VIEW

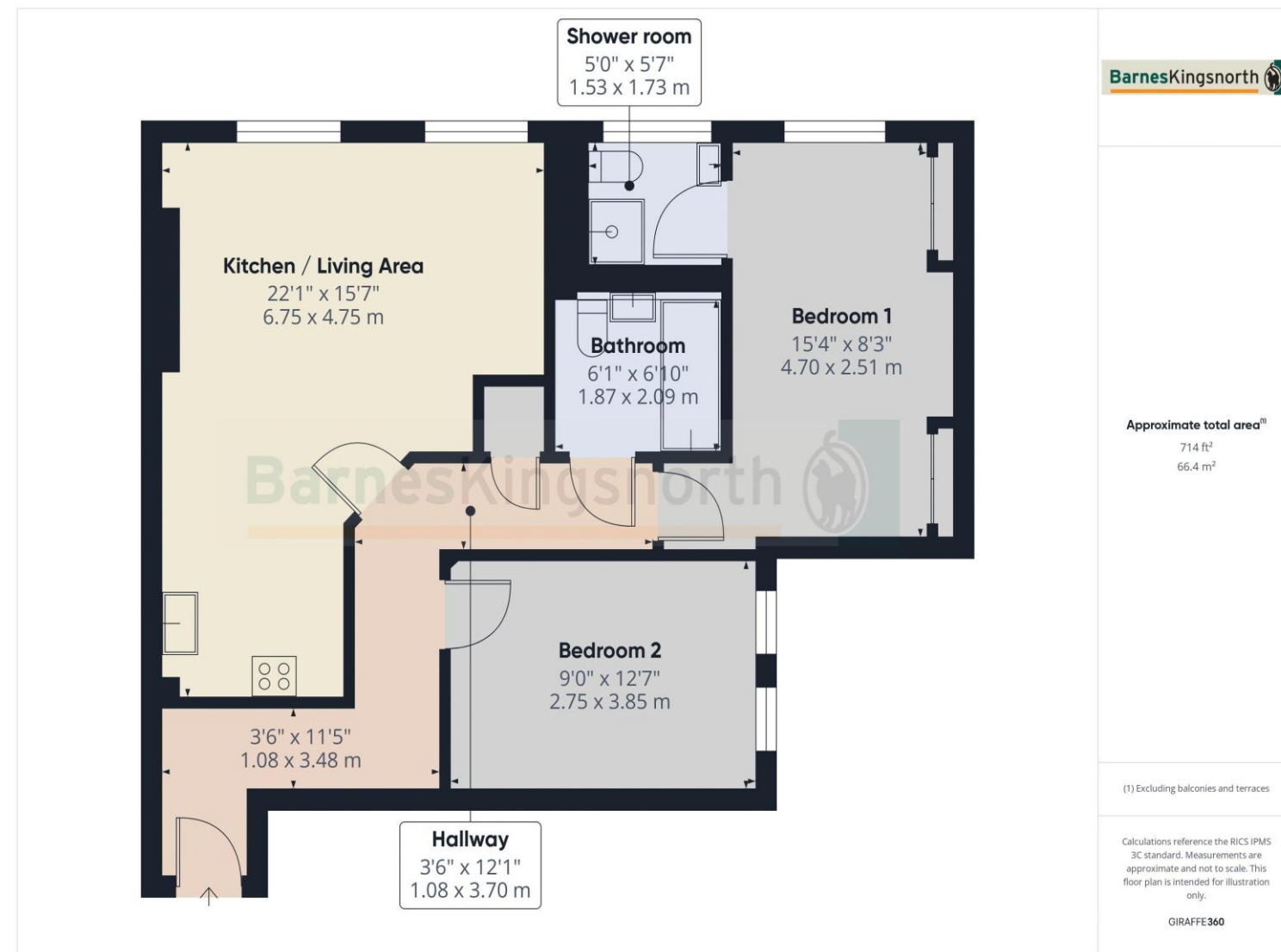
From our office in Tonbridge High Street proceed southwards and take the first driveway entrance on the left-hand side.

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

Energy Efficiency Rating: C

Council Tax Band: C

Ref: T1471/520182/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.