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 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



**Brooks Close, Towngate Wood, Shipbourne Road,
 Tonbridge, Kent, TN10 3RS**

£179,950

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



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THE PROPERTY

Enjoy the easy life at this well-maintained Park Home on the Towngate Wood Park development, conveniently positioned for local shops, beautiful countryside and bus services to town. The property is perfect for those easing gently into retirement as there is an 'over 55' age criteria so there will be plenty of like-minded neighbours for a chat. The neatly presented accommodation includes entrance door into hallway which in turn opens into the main kitchen/living area. Light & bright with double aspect there is plenty of room for comfy seating & dining along with a convenient door to the garden. The kitchen area is compactly fitted with storage cupboards & worktops and includes an electric cooker, washing machine and there is space for a fridge/freezer too. From the hallway there is access to the two bedrooms, both of which have fitted cupboards. The crisp & bright shower room completes the picture and the property has double glazing and gas central heating.

OUTSIDE

Small area of neat garden with paved access and steps to front door. Garden store. The development has visitor parking and the property has an allocated parking space too.

AGENTS NOTE: Berkley Parks pitch fee is currently approx £2,000 per annum, this is subject to change and reviewed annually. The water & electric meters are read by the site manager and apportioned. The tenure is Virtual Freehold. This means you purchase the physical property outright and lease the land it sits on in perpetuity, for the entirety of the time the home is sited.

THE LOCAL AREA

Towngate Wood Park is located just over 2 miles distant from Tonbridge town centre on the northern side of the town. A popular area offering local shops and amenities at both York Parade and Martin Hardie Way along with open space and woodland walks nearby. There are good bus services into Tonbridge which offers excellent shopping and recreational facilities as well as the mainline station for trips up to London. Tonbridge 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. Tonbridge mainline station offers fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes.

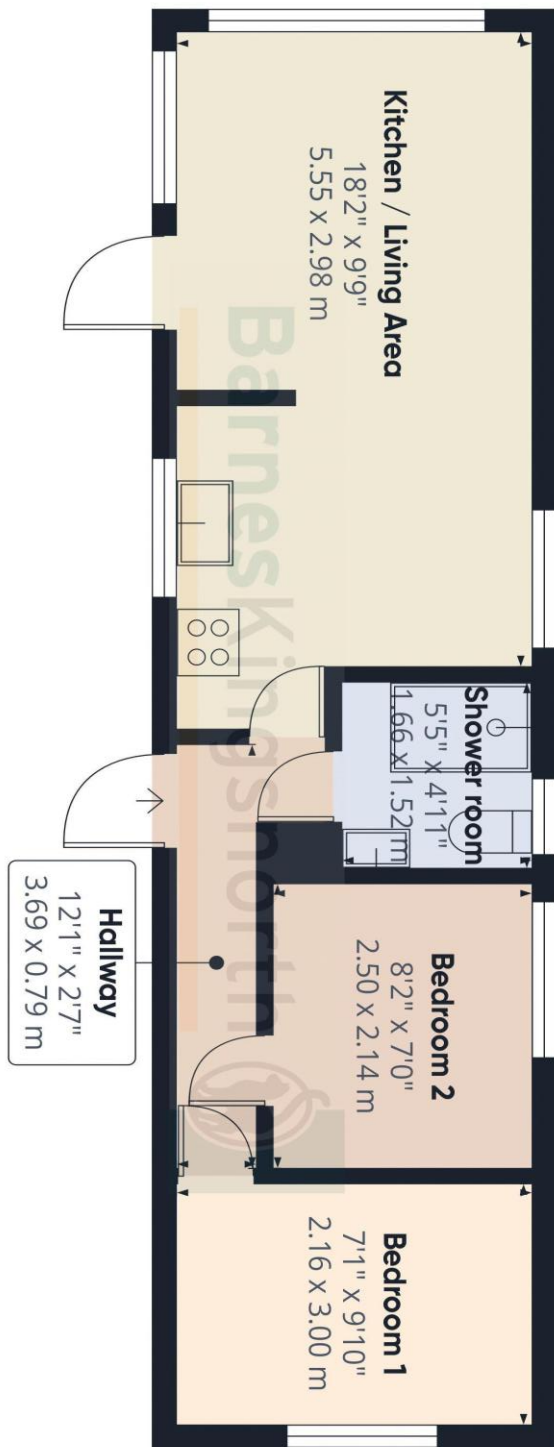
ROUTE TO VIEW

From our office in Tonbridge High Street, proceed northwards across two sets of traffic lights onto the Shipbourne Road (A227), continue straight over two roundabouts, passing York Parade shops on the left-hand side and Whistler Road on the right-hand side. Towngate Wood Park will then be found on the right-hand side a little further along. Follow the entrance road and bear to the left where Brooks Close will be found on the left.

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

Energy Efficiency Rating: N/A
Council Tax Band: A

Ref: T1468/520122/V1



	Approximate total area ⁽¹⁾ 378 ft ² 35.1 m ²	(1) Excluding balconies and terraces	Calculations reference the BICSI IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFEE360
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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.