

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



North Frith Park, Hadlow, Tonbridge, Kent, TN11 9QW

£650,000 - Share of Freehold

Viewings strictly by appointment with the agent
Tel: 01732 771616
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

Approached through wrought-iron gates and perfectly nestled within 65 acres of glorious communal parkland, this first floor apartment offers a real sense of privacy & grandeur. Forming part of a delightful Grade II listed building, believed to date from circa 1888, the accommodation is both spacious and elegant with high ceilings, cornicing and tall windows designed to enjoy the fabulous views! Communal entrance hall with fabulous staircase leading to the impressive first floor landing and your own Oak panelled entrance door. Off the hallway you will find the two superbly proportioned double bedrooms, Bedroom One enjoys an en-suite bathroom, fitted wardrobes and a balcony overlooking the lake and Bedroom Two is a beautifully shaped room with five windows which catch the changing patterns of light & shade. The hallway opens into an impressive dining room with period fireplace and small balcony... it is really the most wonderful room for entertaining all the family. An inner hallway leads to the superb, double aspect sitting room, again with period fireplace and large window to enjoy the vista. The Kitchen/breakfast room is comprehensively fitted with plenty of storage cupboards & worktops and includes double electric oven, gas hob, fridge/freezer and dishwasher. Completing the accommodation is a separate shower room and handy laundry room with washing machine. Beautifully presented & maintained, this stunning apartment should most certainly feature on your 'To View' list.

OUTSIDE

Gated entrance with driveway that sweeps down to the historic main house with gravelled frontage & neat borders. There is plenty of visitor parking and the apartment has its own 'en bloc' garage and two allocated parking spaces. The communal parkland features picturesque woodland with lakes, open grassed areas, bluebell woods, a duck pond, stream and cycle & footpaths.

AGENTS NOTE: The property is Share of Freehold with 999-year lease from 1st August 1999

Service Charge: Currently £9,239.61 per annum paid bi-annually



THE LOCAL AREA

North Frith Park is a prestigious gated estate on the northern outskirts of Tonbridge with lovely countryside on the doorstep, yet less than a mile from local shops at York Parade and approximately 2.5 miles distant from Tonbridge town centre. Tonbridge is a thriving market 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, cycle routes and football/rugby pitches so plenty of opportunity for keeping fit! There is a mainline station with fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. There are good road links to the A21 & M25 and easy access to a selection of renowned secondary, grammar and independent schools.

ROUTE TO VIEW

From our office in Tonbridge High Street, proceed Northwards. Keeping Tonbridge School on your left, proceed straight ahead over the traffic lights onto the Shipbourne Road. Go straight over two mini roundabouts and continue past York Parade shops on your left-hand side. Continue up Starvecrow Hill and at the top of the hill take the right-hand turning into Higham Lane and the entrance to North Frith Park will be on your left-hand side with wrought iron double gates.

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: D

Council Tax Band: E

Ref: T1474/522161/V1

