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BarnesKingsnorth



Mortley Close, Tonbridge, Kent, TN9 1ET

£450,000 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

If it's all about location, then this ground floor apartment is perfectly placed just off the High Street and literally a stone's throw away from all the amenities this area has to offer... shops, bars, cafes and the station too! Lyons Wharf at Mortley Close is a most desirable development, superbly built by Crest Nicholson back in 2001 and the property is ready to move straight in. Secure entry phone system into communal hall and access to your own front door opening into a lovely sizeable hallway with a handy storage cupboard for many coats and shoes, plus a cupboard which houses the boiler and hot water cylinder. There is a generous, bright and well proportioned sitting room which leads out onto a Juliet balcony with peaceful views of the well kept shared garden and river. There is a dining area next to the kitchen for entertaining. The ample kitchen has neutral coloured units, a double and single electric oven and a separate electric wipe clean hob with an extractor fan above. Bedroom One is a generous double with a delightful dressing room area, plus the addition of an en-suite shower room. Bedroom Two is a good size allowing for plenty of storage space. The family bathroom is neutrally decorated with a white bathroom suite and white tiles ready for you to personalise.

OUTSIDE

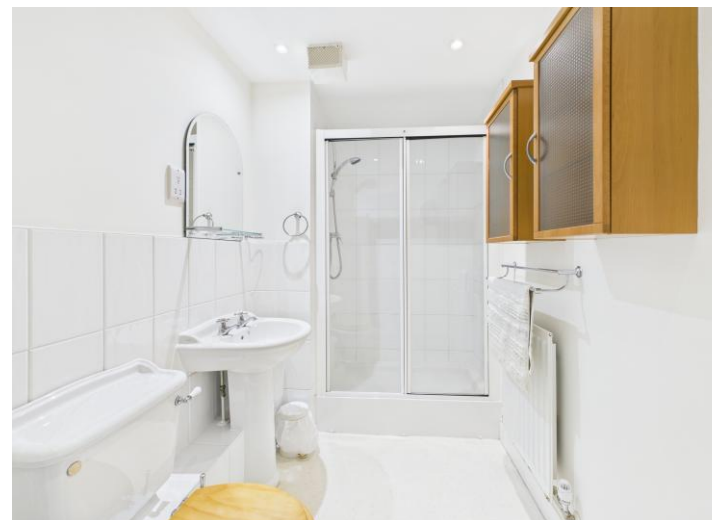
The property has it's own allocated, under cover parking space, together with a communal undercroft storage room which is useful for bikes, garden furniture etc, and the development has attractive communal grounds, visitor parking and river side views.

AGENT'S NOTE: The property is being sold with the benefit of No Chain.

LENGTH OF LEASE: 999 Years from 2002

SERVICE CHARGE: £350 p/m. Vendor to become a member of the Lyons Wharf Tonbridge Management Ltd and will receive 1 Share of the Share of the Freehold.

NO GROUND RENT



THE LOCAL AREA

Mortley Close is situated just a short stroll from the centre of this historic town of Tonbridge with shopping, amenities and recreational facilities all on the doorstep! The town, is centred around the River Medway and features one of 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. Modern day life focuses on the many excellent private and state schools and the easy commute to London Bridge, Cannon Street and Charing Cross. Plenty of recreational facilities in the area along with Tonbridge sports ground which provides an indoor/outdoor swimming pool, tennis courts, riverside walks and cycle paths. As well as the proximity to Tonbridge station the property is well positioned for access to A21 leading to the M25 towards both London and the south coast.

ROUTE TO VIEW

From our office in Tonbridge High Street proceed in a southerly direction and take the second turning on the left into Lyons Crescent where Mortley Close will be found on the right-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 purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: C

Council Tax Band: D

