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BarnesKingsnorth



The Lyons, East Street, Tonbridge, Kent, TN9 1DQ

£350,000 - Share of Freehold

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



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THE PROPERTY

If it's all about location and convenience, then this spacious apartment will certainly tick the box! Situated in a tucked away position yet just minutes from the town centre and a short stroll to the station, so everything is within easy reach. This modern, first floor apartment is charming with attractive frontage and stairs to the first-floor entrance. Door into entrance hall with handy storage cupboard neatly positioned. Recently re-decorated & newly carpeted, the apartment has a bright & airy feel throughout and the good size accommodation includes two double bedrooms, the master bedroom benefitting from fitted wardrobes and an en-suite shower room. There is a stylish & well-fitted kitchen with plenty of storage & worktops along with the full complement of appliances included... Oven with microwave above, electric hob, canopy extractor, dishwasher, fridge/freezer and washer/dryer too. The gas boiler is also in the kitchen, neatly concealed in matching cupboard. Double doors out to the balcony are a real plus, inviting the outside in and the perfect spot for growing herbs & dwarf veggies! The light & airy living room is a generous size with space for comfy seating & dining and a further bathroom with fitted white suite completes the accommodation. SHARE OF FREEHOLD & NO ONWARD CHAIN

OUTSIDE

Driveway entrance from East Street with allocated undercover parking space plus further parking for visitors. Neatly maintained communal garden area.

AGENT'S NOTE

Service Charge: Currently £1846.50 per annum (payable in two instalments)
Ground Rent: Nominal £100 pa TBC
Lease: 125 years from 2002 - 102 years remaining

THE LOCAL AREA

The Lyons is situated just a short stroll from the centre of the historic town of Tonbridge with shopping, amenities and recreational facilities all on the doorstep! The town 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. Modern day life focuses on the many, excellent Private and State Schools and the easy commute to London Bridge, Cannon Street and Charing Cross. There is an excellent range of shopping and the popular Kent Farmers' Market is held on the second Sunday of each month. Plenty of recreational facilities in the area along with Tonbridge sports ground which provides swimming pool, tennis courts, riverside walks and cycle paths. As well as nearby Tonbridge station, the property is well positioned for access to the A21 leading onto the M25 towards London and the South Coast.

ROUTE TO VIEW

From our office in Tonbridge High Street proceed in a southerly direction and take the second left turning into Lyons Crescent. Proceed to the end and turn left into East Street. The entrance to The Lyons will be found just a short way on the left-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 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: **D**

Ref: **T1460/529031/V1**



Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
676 ft²
62.9 m²

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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.