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# BarnesKingsnorth



**Dame Kelly Holmes Way, Tonbridge, Kent, TN9 2FB**

**£310,000 Leasehold**

**Viewings strictly by appointment with the agent**  
Tel: 01732 771616  
[www.bkestateagents.com](http://www.bkestateagents.com)



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## THE PROPERTY

Most conveniently located, this ground floor apartment is an ideal purchase for an Investor or First Time Buyer. Enjoying a corner position, the property is within an easy walk of the mainline station & High Street and benefits from spacious and contemporary styled accommodation. Entrance hall with two, useful & full height storage cupboards and access to the smartly fitted bathroom. Enjoying, double aspect, the stylish, open plan living/dining/kitchen is light & airy with plenty of room for comfy seating & dining. A well-equipped kitchen area incorporates a range of fitted white units with 'granite style' worktops and includes electric under oven, ceramic hob & concealed extractor and there is space for a washing machine and tall fridge/freezer too. Everything to hand for simple suppers or entertaining family & friends. Completing the picture are the two double bedrooms. The apartment is heated by gas central heating (boiler in the kitchen) and is fully double glazed.

## OUTSIDE

There is an allocated parking space

## AGENTS NOTE

Lease: 215 years from August 2013 - Term remaining 203 years  
 Service Charge: Approx £2,000 per annum to include Building Insurance  
 Ground Rent: None

## THE LOCAL AREA

You will find this spacious apartment within walking distance of the heart of this modern, yet historic town, so ideally placed for the mainline station and commuting to London. Tonbridge offers an excellent range of shopping, eateries, schooling and recreational facilities along with 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 sports pitches.....so plenty of opportunity for keeping fit! Tonbridge mainline station offers fast services to London Charing Cross/Cannon Street/London Bridge, the journey taking approximately 40 minutes. With good road links to the A21 and the South Coast. the location of this apartment really is ideal.

## ROUTE TO VIEW

From our office in Tonbridge High Street proceed southwards. Continue past the train station and over a roundabout at the second roundabout turn right into Brook Street. Take the first turning on the left into Dame Kelly Holmes Way and the apartment will be found 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 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: C**

Ref: T1425/523013/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.