



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- One Bedroom Maisonette
- Offered as Top of Chain
- Good Access to Town and Station
- Fitted Kitchen Area
- Private Parking Space
- Energy Efficiency Rating: C

Priory Road, Tonbridge

£240,000

woodandpilcher.co.uk

44d Priory Road, Tonbridge, TN9 2BL

Offered as top of chain and conveniently situated for easy access to the railway station and town centre, this spacious one-bedroom ground floor maisonette features a generous courtyard garden and a private parking space. The property benefits from a sizeable open-plan lounge, kitchen and dining area, plus a double bedroom and contemporary bathroom. Presented with a share of freehold, the accommodation combines modern convenience with outside space and secure parking, making it ideal for professionals or first-time buyers seeking a low-maintenance home close to transport links and local amenities. Viewing recommended.

Partially glazed, double glazed door with inset panels leading into:

KITCHEN/LIVING ROOM:

Of an excellent size and with ample room for both lounge and dining room furniture, wood effect laminate flooring, two radiators, various media points, inset spotlights to ceiling, fitted kitchen area with a range of wall and base units and a complementary work surface, good storage, 'Montpelier' electric oven, inset four ring gas hob with stainless steel splashback, areas of metro tiling, feature extractor over, Worcester boiler inset to a wall cupboard, integrated washing machine, inset single bowl stainless steel sink with mixer tap over, two set of double glazed windows to the front with secondary glazing and fitted blinds, wall mounted thermostatic control, fitted cupboard with coat rail and shelving.

BEDROOM:

Carpeted, radiator, various media points, inset spotlights to ceiling, double glazed windows with secondary glazing, roller blind, fitted double wardrobe with shelving and coat rail.

BATHROOM:

Tiled flooring, wall mounted towel rail, inset spotlights to ceiling, panelled bath with tap and single shower head over, fitted glass shower screen, part tiled walls, low level WC, pedestal wash hand basin with mixer tap over, mirror fronted medicine cabinet.

OUTSIDE FRONT:

Single allocated parking space to front.

OUTSIDE REAR:

Accessed via a private gate to private courtyard garden. The garden is of good size and set to paving slabs with ample room for garden furniture and entertaining. A combination of retaining brick walls, wooden fencing and mature shrub screening.



SITUATION:

The town offers residents a mixture of character buildings, a river and beautiful park along with comprehensive shopping facilities including Waitrose and a M&S food hall. There is a range of cafe's bars and restaurants to cater for all tastes, leisure facilities including a swimming pool, several gyms, the Angel Centre, and various well-established sporting clubs. There are a host of excellent schools, both state and private, a selection of some of the most sought-after primary, grammar and state schools in the town in close proximity. The town's mainline station offers direct services to London Bridge, London Charing Cross and London Cannon Street. The M25 (Junction 5) lies 7.3 to the north of the town, linking up with the wider motorway network including London Gatwick and Heathrow airports, the Channel Tunnel, Bluewater Shopping Centre and Ebbsfleet International Station.

TENURE:

Lease - 999 years from 1st January 2010
983 years on lease remaining
Share of freehold (22%)
Buildings Insurance Split Between Flats
No Ground rent
No service charge
Other costs are accountancy per year and a small fee

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

B

VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Central Heating



Approx. Gross Internal Area
461 sq. ft / 42.8 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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