



61 Whitefriars Wharf, Tonbridge, Kent, TN9 1QR

Guide Price £300,000 - £325,000 Leasehold

**Waghorn
&
Company**

Independent Estate Agents

*** Stunning apartment with elevated river views towards Tonbridge Castle * Impressive open plan living space with distinctive curved windows and abundant natural light * Two generous double bedrooms including principal suite with en suite shower room * Secure undercroft allocated parking space * Prime central location just moments from the High Street, riverside walks and mainline station to London (under 40 minutes) * EPC B / Council Tax Band C £2,110.91 PA ***

Waghorn & Company are delighted to present this exceptional riverside apartment, forming part of the highly regarded Whitefriars Wharf development. Enjoying elevated views across the River Medway towards Tonbridge Castle and the surrounding historic rooftops, this beautifully positioned home offers space, light and an enviable lifestyle in the very heart of Tonbridge.

Communal Entrance

Secure communal entrance with entry system. Lift and stair access.

Entrance Hall

Private front door opening into a welcoming entrance hall. Radiator. Storage cupboard housing boiler serving domestic hot water and central heating. Doors leading to all principal rooms.

Open Plan Living / Dining Room

A particularly impressive and beautifully light room, enhanced by the development's distinctive curved double glazed windows. Elevated front aspect with wonderful views across the River Medway towards Tonbridge Castle, together with a side window overlooking the town and beyond. Two radiators. Generous proportions providing excellent space for both seating and dining areas, ideal for entertaining or simply relaxing while watching the boats drift along the river.

Kitchen Area

Well appointed and open to the living space. Stainless steel sink and drainer with cupboards under. Further range of matching base and wall mounted units. Inset gas hob with extractor hood over. Built in electric oven. Space and plumbing for washing machine. Space for undercounter fridge and freezer. Practical layout designed to complement the open plan arrangement.

Bedroom 1

A generous double bedroom with double glazed window to the rear. Radiator. Fitted sliding wardrobes providing excellent storage.

En-suite

Shower cubicle. Low level WC. Wash hand basin. Part ceramic wall tiling. Extractor fan.

Bedroom 2

Well proportioned double bedroom with double glazed window. Radiator. Ideal as a guest room, second bedroom or home office.

Bathroom

Panel enclosed bath with mixer taps and shower attachment. Pedestal wash hand basin. Low level WC. Part tiled walls. Radiator. Fitted mirror. Extractor fan.





Parking

Secure undercroft allocated parking space providing convenience and peace of mind, a valuable feature so close to the town center. The development is accessed by remote operated electric gates.

Location

Whitefriars Wharf occupies a prime riverside position just moments from Tonbridge High Street, with its vibrant selection of shops, cafés and restaurants. Tonbridge mainline station is within easy reach, offering fast and frequent services to London in under 40 minutes. Riverside walks, Tonbridge Castle and parkland are all close by, creating the perfect balance of town convenience and natural beauty.

Tenure

Leasehold

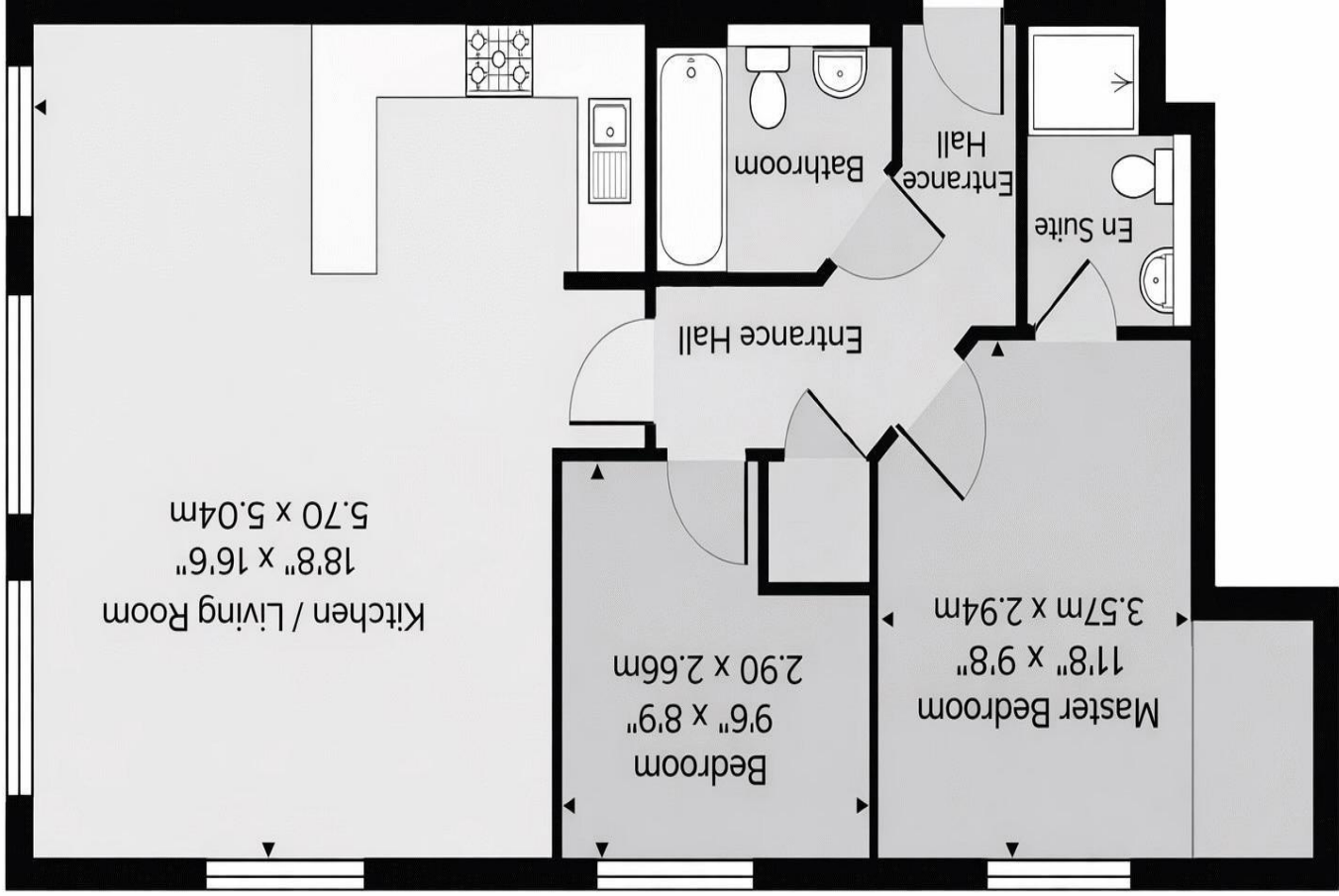
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Details No. 1 TW/JW

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