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# BarnesKingsnorth



**Whitefriars Wharf, Tonbridge, Kent, TN9 1QP**

**£279,950 Leasehold**

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





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THE PROPERTY

Take a look at this smart second floor apartment, superbly positioned to enjoy amazing views over the River Medway & town locks along with a great location for the High Street & station. The spacious accommodation will certainly appeal with a super, open plan living/kitchen that is flooded with natural light from the stylish windows.... it is easy to linger over the views at any time of day! Fitted with easy care flooring, this contemporary room offers space for comfy seating & relaxing along with an area for dining too. Well planned, the kitchen area is comprehensively fitted with everything to hand including all appliances and works perfectly when entertaining friends & family. There are two double bedrooms, one of which enjoys an en-suite shower room and a neatly fitted bathroom completes the picture. All the rooms radiate off a central hallway with tall storage cupboard and there is an entry-phone system for your security.

OUTSIDE

There are communal grounds and allocated undercover parking. A short stroll from the apartment will find you either at the High Street with shops & eateries or wandering along the river to the historic castle and fabulous sportsground. All in all, this super apartment represents a wonderful chance for a first-time buyer to get their foot on the property ladder or for an investor too.

SERVICE CHARGE: For 01/01/24 - 31/12/24 is £2,316.43  
GROUND RENT: £200 pa (payable in two amounts on 1st January and 1st July)  
LENGTH OF LEASE: 999 years from 1st January 2004

THE LOCAL AREA

Whitefriars Wharf is close to the heart of Tonbridge, a modern yet historic town that offers an excellent range of shopping and recreational facilities. The town dates back to Saxon times, 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. The castle grounds adjoin Tonbridge sports ground which provides plenty of opportunity for keeping fit with a swimming pool, sports pitches, cycle routes along with riverside walks. A short stroll will find you at Tonbridge mainline station with fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good links to the A21 the location of this modern apartment really ticks al the boxes.

ROUTE TO VIEW

From our office in Tonbridge High Street, proceed southwards over the big bridge. Take the next turning on your left into Medway Wharf Road. Proceed along the road where you will find Whitefriars Wharf on the right-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 customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: B

Council Tax Band: C

Ref: T1353/425070/V4



**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.