

**Barnes Kingsnorth offices at:**  
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# Barnes Kingsnorth



**High Street, Tonbridge, Kent, TN9 1AF**

**£215,000 Leasehold**

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



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### THE PROPERTY

If its all about location, then this modern 3rd floor apartment will certainly tick the box! Situated at the northern end of the High Street, close to the shops, eateries and amenities, this stylish apartment, being brought to market for the first time since new, is also just a short walk from the mainline station so perfect for the commute! There is an entry phone and door leading to a communal entrance hall with stairs and lift to the 3rd floor. Personal door to the entrance hall with handy full height storage cupboard to keep all the outdoor wear tidily tucked away. The open plan living/kitchen area is bright and spacious offering multiple living areas and has ample room for comfy seating and dining. Tucked neatly around the corner is the stylish and fully fitted kitchen area equipped with a comprehensive range of units and including appliances with everything close to hand and providing plenty of storage and working space. The bedroom is well proportioned creating a cosy modern feel. The smart and practical bathroom is fitted with white sanitary ware and chrome fittings and has a bath with shower over.

### OUTSIDE

This apartment has allocated parking for one car a real bonus meaning commuters can leave their car at home with the peace of mind there are no restrictions. Being sold with NO CHAIN this charming apartment combines contemporary living with convenient location ticking all the boxes!

AGENTS NOTE: Length of lease 125 years from 2009

GROUND RENT: £250 per annum

SERVICE CHARGE: Approx £1,200 per annum

The property has gas central heating

### THE LOCAL AREA

This apartment is located close to the heart of Tonbridge, a modern, yet historic town that offers an excellent range of shopping and recreational facilities. The apartment is conveniently located for all amenities and the mainline station is just a short walk away. Tonbridge dates back to Saxon times and 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 & tyrants, heroes and mercenaries and there are links with famous literary figures. The castle grounds adjoin Tonbridge sports ground with 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 apartment really ticks all the boxes.

### ROUTE TO VIEW

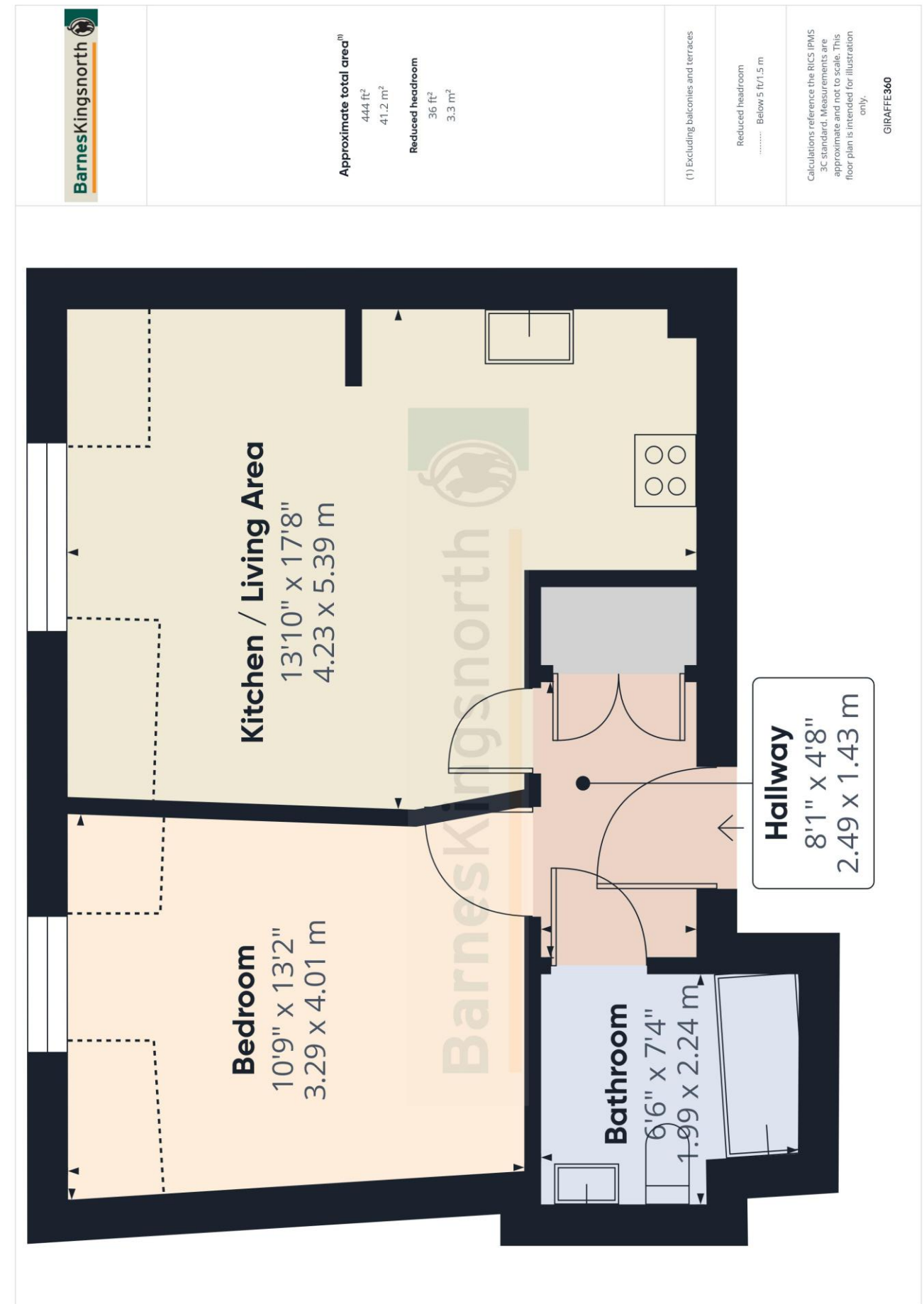
From our office in Tonbridge High Street proceed northwards and No. 176 High Street will be situated along on the left-hand side.

*PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now 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: C**

**Council Tax Band: C**

Ref: T1467/520172/V2



**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.