



Fairlight Court Welland Road Tonbridge TN10 3TR

for sale offers in excess of
£240,000



Property Description

Located within a quiet residential development in North Tonbridge, this well-presented ground floor maisonette offers stylish, move-in-ready accommodation just a short walk from the town centre, with its excellent range of shops, cafés and transport links.

Updated by the current owners, the property features an entrance porch leading into a bright dual-aspect sitting room with garden views, which flows through to a modern fitted kitchen. An inner hallway provides access to two generous double bedrooms and a contemporary bathroom.

Occupying a desirable corner position within this small modern development, the property enjoys a good degree of privacy and benefits from direct access to the garden. Further advantages include an allocated parking space and additional visitor parking.

Combining modern comfort, practical living space and a convenient location, this attractive maisonette is ideal for first-time buyers, professional couples or downsizers alike. Early viewing is highly recommended.

Ground Floor

Porch

Entrance Hall

Lounge/Dining Room

Kitchen

Bedroom One

Bedroom Two

Bathroom

Outside

Communal Gardens

Parking

Location

Tonbridge is a vibrant market town with a rich history, featuring the impressive 13th-century 'Motte and Bailey' Norman castle located on the River Medway. The castle grounds seamlessly connect to Tonbridge Park, which offers a range of leisure facilities including an open-air and covered swimming pool, tennis courts, children's play areas, a miniature railway, and a putting green. The town itself is home to a wide variety of retail and leisure options, with popular High Street shops,

banks, building societies, coffee shops, restaurants, and traditional inns.

Within approximately 5 min walk to Judd private school, Leigh academy school, numerous primary schools, nursery and West Kent college

Tonbridge is well-connected for commuters, with a mainline station offering fast services to London (Cannon Street, London Bridge, and Charing Cross in around 40 minutes). It also benefits from easy access to the M20 and M25 motorways via the A26 and A21. The town provides an extensive range of educational options, from Nursery through to College, and includes prestigious schools such as the renowned Tonbridge School.

The surrounding area is rich in historical attractions, including Penshurst Place and Gardens, Hever Castle, Knole House, and Chartwell, the former home of Winston Churchill.

Agents Note

We have been advised that the vendor has completed the process of extending the terms of the lease to 999 years. The Land Registry title has yet to be updated with the Lease details. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.









Total floor area 49.9 m² (537 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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5 Vale Road
TUNBRIDGE WELLS TN1 1BS

EPC Rating: D Council Tax
Band: C

Service Charge: 846.00 Ground Rent:
1.00

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406960

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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