

**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



**Dry Bank Court, Tonbridge, Kent, TN10 3BP**

**£225,000 Leasehold**

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



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## THE PROPERTY

An opportunity to purchase a ground floor flat within a desirable conservation area in the ever-popular Dry Hill Park area of Tonbridge. Ideally located for commuters, the property is just a short walk from Tonbridge mainline station and the town centre. This flat offers an excellent opportunity for the incoming purchaser to modernise and update to their own personal taste. The sitting room features double doors opening directly onto the communal garden, creating a connection to the outdoor space. Accommodation includes a kitchen fitted with electric oven, hob and integrated fridge freezer, two double bedrooms and a bathroom comprising an over bath electric shower, basin and WC.

## OUTSIDE

Externally, the property benefits from a garage en bloc and communal gardens.

**AGENTS NOTE:** The flat is double glazed and has electric heating. For Sale with no onward chain.

**Annual Service Charge:** Approximately £1827.06

**Lease:** Approximately 125 years

## THE LOCAL AREA

You will find this property just a short walk from the heart of this modern, yet historic town so ideally placed for the mainline station and commuting to London as well as for excellent 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. Tonbridge mainline station offers fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good road links to the A21 and easy access to the town's renowned secondary, grammar and independent schools the location of this apartment really ticks all the boxes.

## ROUTE TO VIEW

From our office in Tonbridge High Street, proceed northwards. At the first set of traffic lights go straight across onto the A227 Shipbourne Road, at the mini roundabout turn left into Dry Hill Park Road. Proceed along this road and then take right hand turning into Dry Bank Road and then right again where you will find Dry Bank Court.

*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: E**

**Council Tax Band: C**



**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.

