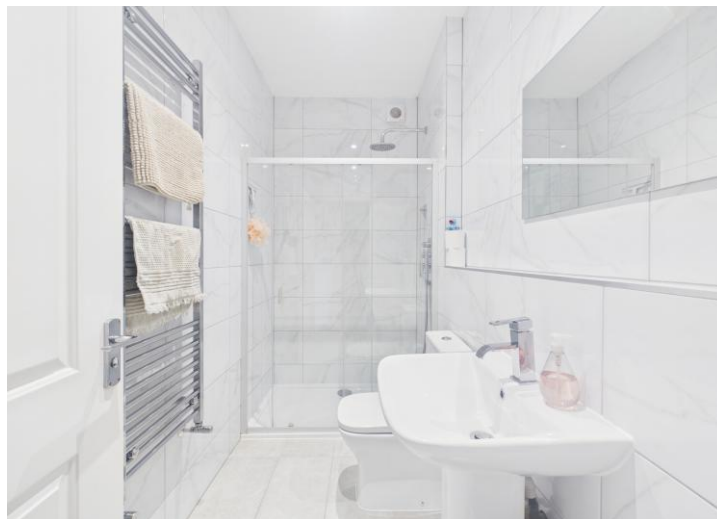


Barnes Kingsnorth offices at:
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



Lyons Crescent, Tonbridge, Kent, TN9 1EX

£229,500 Share of Freehold

Viewings strictly by appointment with the agent
Tel: 01732 771616
www.bkestateagents.com



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THE PROPERTY

Perfectly positioned in the heart of the town, just a short stroll from the mainline station and an excellent range of local amenities, this beautifully presented one-bedroom apartment offers stylish, contemporary living in an exceptionally convenient location. The bright and spacious open-plan living area provides an inviting space for both relaxing and entertaining, while the modern fitted kitchen is seamlessly integrated to create a practical and sociable environment. Enjoying attractive views over the well-maintained communal gardens, the living area features double glazed sash style windows fitted with elegant shutters. The generous double bedroom also offers a peaceful outlook across the gardens and benefits from the same charming sash style windows and shutters. Completing the accommodation is a contemporary shower room, featuring a large walk-in rainfall shower and quality finishes throughout.

OUTSIDE

Residents also have access to the attractive communal gardens, providing a pleasant outdoor retreat to relax, unwind, or enjoy a morning coffee. Combining a prime central location, modern presentation and excellent transport links, this superb apartment is perfectly suited to first-time buyers, commuters and investors alike.

Agent's Notes

Share of Freehold
Lease: 125 years from 2021
Ground Rent: £250 per annum
Service Charge: £726 per annum
Buildings Insurance: £382 per annum

THE LOCAL AREA

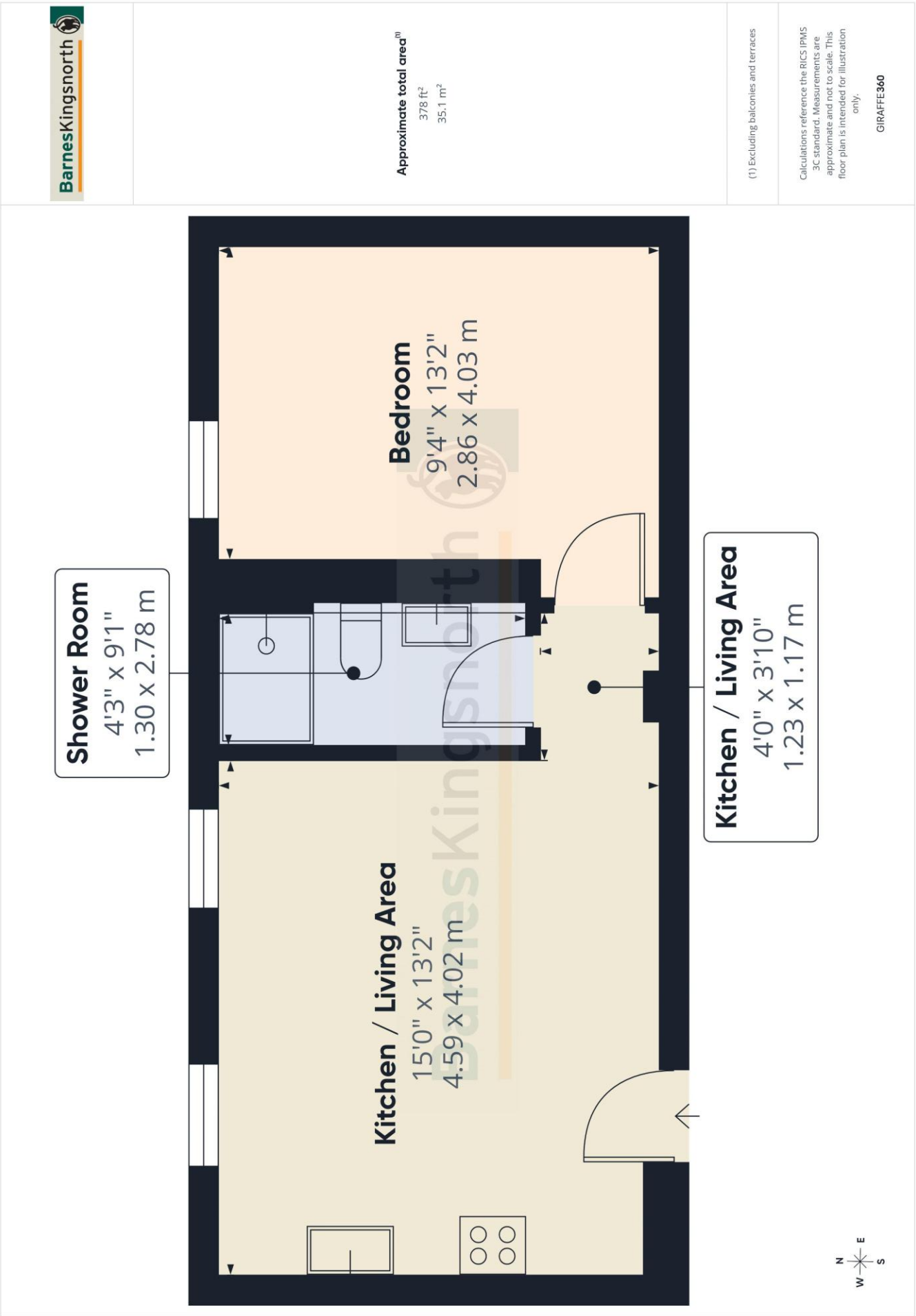
The property is situated just a short stroll from the centre of the historic town of Tonbridge with shopping, amenities and recreational facilities all on the doorstep! The town is centred around the river Medway and features Kent's best example of a Motte & Bailey Gatehouse at Tonbridge Castle. A colourful history intertwines tales of Kings and tyrants, heroes and mercenaries and there are links with famous literary figures. Modern day life focuses on the many, excellent Private and State Schools and the easy commute to London Bridge, Cannon Street and Charing Cross. There is an excellent range of shopping with two markets in the town - one held every Saturday and the popular Kent Farmers' Market on the second Sunday of each month. Plenty of recreational facilities in the area along with Tonbridge sports ground which provides swimming pool, tennis courts, riverside walks and cycle paths. As well as nearby Tonbridge station, the property is well positioned for access to the A21 leading onto the M25 towards London and the South Coast.

ROUTE TO VIEW

From our office in Tonbridge High Street proceed in a southerly direction and take the second left turning into Lyons Crescent. The property will be found just a short way on the left-hand side.

Energy Efficiency Rating: C

Council Tax Band: B



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.