



16a Uridge Road, Tonbridge, TN10 3EA.

Jack Charles
Estate Agents

Guide Price £300,000 - £350,000

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Sales & Lettings

- Duplex Maisonette
- Bathroom
- Garden
- Share Of Freehold & No Chain
- Three Bedrooms
- Sitting Room
- Close To High Street
- Kitchen
- Second Floor WC
- Viewings Recommended

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



TOTAL AREA: APPROX. 80.1 SQ. METRES (862.6 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		73	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Being Sold with NO FORWARD CHAIN. Jack Charles are delighted to offer this spacious and beautifully presented three bedroom duplex maisonette, being sold with a share of freehold split between the 2 apartments and with no service charge. The property is situated on the sought after Uridge Road. Ideally positioned for convenient access to Tonbridge High Street, the mainline station, and highly regarded local schools, this impressive home combines comfort, style, and practicality in a central location.

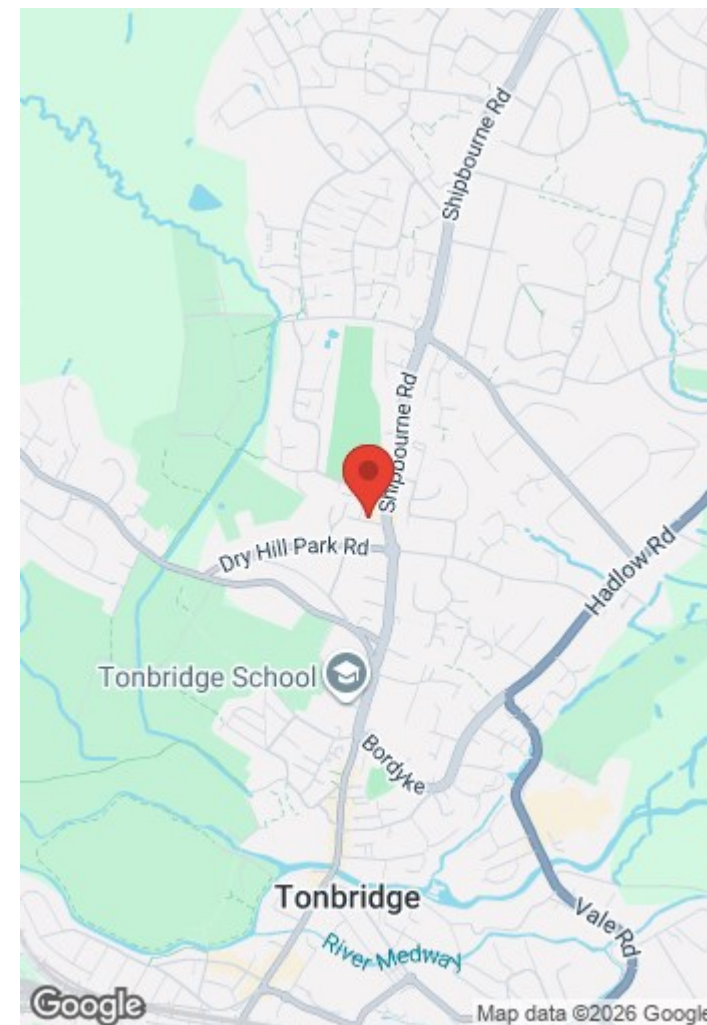
You enter via a side entrance into an entrance hall with stairs rising to the first floor. The first floor landing provides access to a bright and welcoming living room featuring an inset log burner, a well appointed kitchen fitted with a range of matching units and integrated appliances, a modern family bathroom, and a versatile third bedroom.

To the second floor are two further well proportioned bedrooms and a cloakroom, offering additional convenience.

Outside, to the rear of the property is a shared garden featuring a block paved patio with stone shingle borders and a variety of established shrubs and plants, creating an attractive and low maintenance outdoor space. Viewings are highly recommended.

Tonbridge Location

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting green etc. Tonbridge town offers an excellent range of retail and leisure activities with High Street stores, banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers a full range of education from Nursery to College and includes Grammar & Private schools such as the well-renowned Tonbridge School. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).





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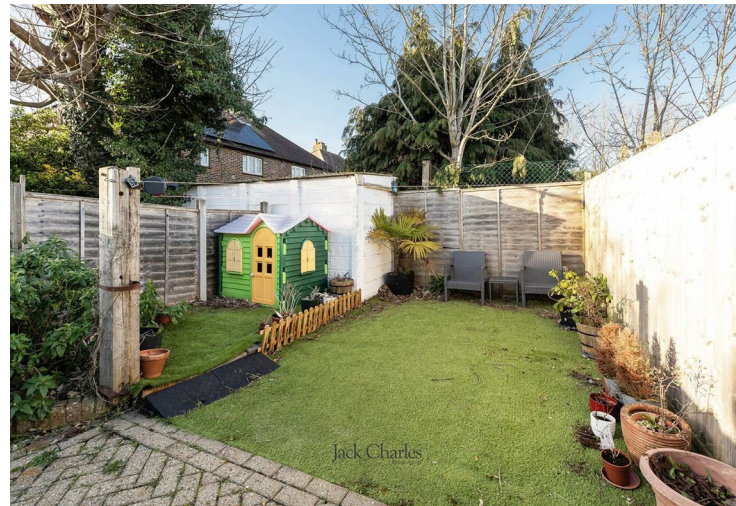
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