



### **2 Bedroom First Floor Apartment with Communal Garden**

This two bedroom first floor apartment sits in a purpose-built building in a quiet residential street. There is a dual aspect living room, a modern kitchen and a bathroom with double walk-in shower. The master bedroom has a large fitted wardrobe and there is a second single bedroom. Double glazing, gas central heating, EPC band C, council tax band B. Communal garden and parking. Further unrestricted street parking nearby. Walking distance to Tonbridge mainline station and High Street. Available for long term let. Viewing highly recommended.





## ACCOMMODATION

### **Modern Kitchen** 8' 11" x 7' 7" (2.73m x 2.3m)

The modern fitted kitchen has a double glazed window, and a sink with mixer tap. There is a four ring electric hob and fan oven, and space for a fridge freezer and washing machine. A good range of wall and base kitchen cupboards provides plenty of storage.

### **Living Room** 14' 9" x 11' 6" (4.5m x 3.5m)

The dual aspect living room is a good size and has a TV point, a telephone point and a radiator with thermostatic valve.

### **Master Bedroom** 12' 1" x 11' 2" (3.68m x 3.4m)

The master bedroom has two double glazed windows, and a large fitted wardrobe that runs along one wall. There is a radiator with thermostatic valve and a TV point.

### **Modern Bathroom** 6' 7" x 5' 7" (2m x 1.7m)

The modern bathroom has a walk-in double shower, WC, and wall mounted basin with mixer tap, and storage underneath. There is a heated towel rail, a double glazed window and an extractor fan.

### **Bedroom 2** 11' 4" x 6' 7" (3.45m x 2m)

The second single bedroom has a double glazed window and a radiator with thermostatic valve.

### **Communal Garden**

There is a communal garden at the rear of the building that is mainly laid to lawn.

### **Parking**

There is communal parking on a first come first served basis to the front of the building. Further unrestricted street parking is available on neighbouring roads.

### **Location**

This first floor flat is in a purpose built building with no lift. The property sits in a quiet residential street. The popular Haysden Country park is a 5 minute walk away. Tonbridge mainline station is a mile away, or about a 20 minute walk. Tonbridge High Street with it's wide variety of shops and cafes is 25 minutes on foot.

### **EPC & Council Tax**

Energy Performance Certificate band C. Tonbridge council tax band B, £1832.58 for 2025-26.

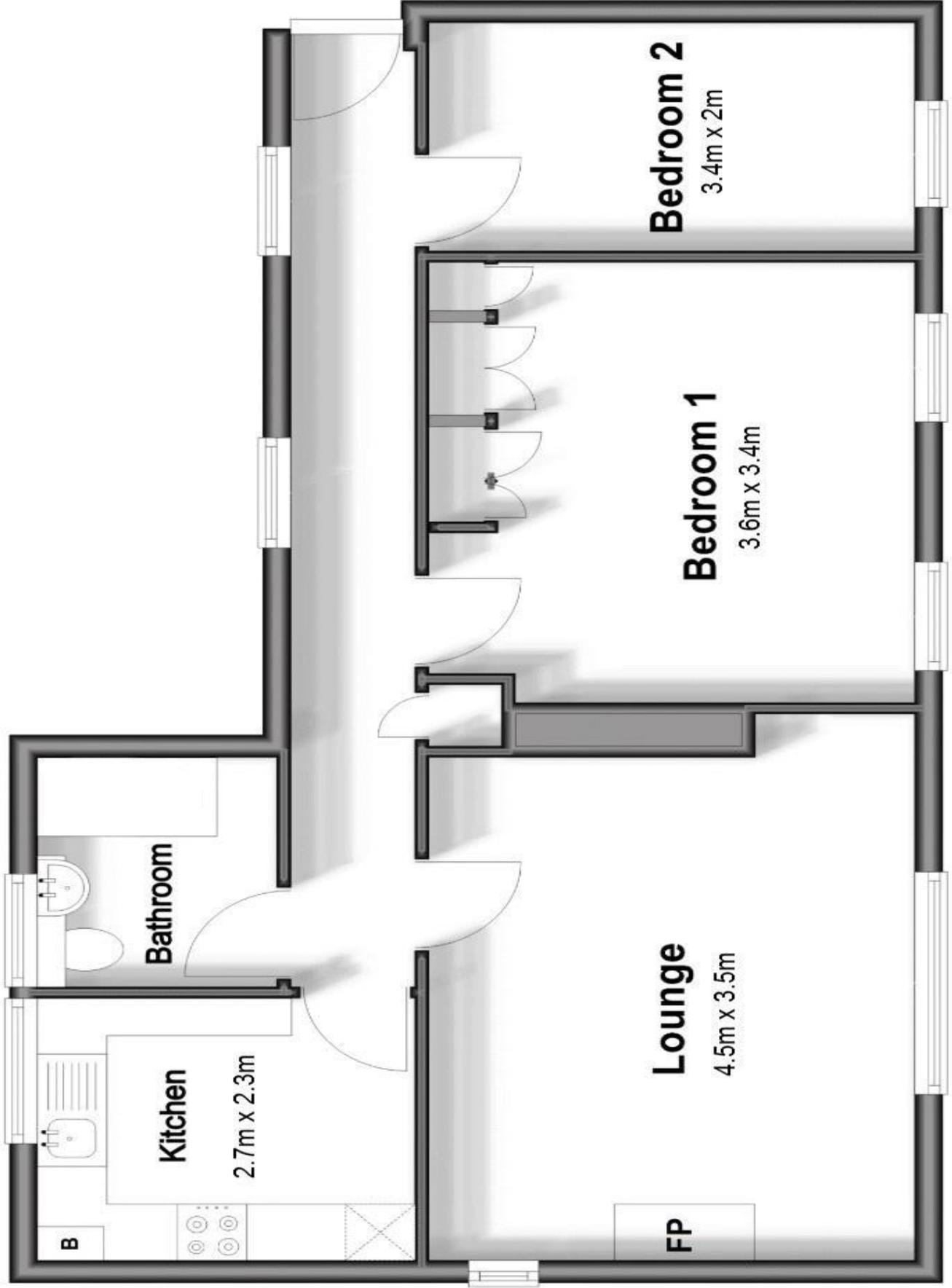




# FLOOR PLAN

## First Floor

Approx. 57.4 sq. metres (617.7 sq. feet)



## IMPORTANT NOTICE

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