



Connells

Ronnies Wharf Lyons Crescent
Tonbridge

Ronnies Wharf Lyons Crescent Tonbridge TN9 1EX

for sale guide price
£335,000 - £350,000



Property Description

Discover a truly unique one-bedroom apartment where contemporary design meets tranquil riverside living. Perfectly positioned just moments from Tonbridge's bustling High Street and mainline station, this stunning home offers the ideal blend of convenience and serenity.

Step inside to an inviting open-plan living space, where a sleek, modern kitchen complete with an array of premium appliances—flows effortlessly into a bright and airy lounge.

The floor-to-ceiling sliding doors open onto a private terrace, a perfect spot to unwind and soak in the picturesque river views.

The spacious double bedroom with stunning views onto the private terrace, while the luxurious bathroom is finished to an exceptional standard, creating a haven of comfort and style.

Additional highlights include secure gated parking, ensuring peace of mind in this sought-after location.

Whether you're a professional seeking a chic riverside retreat or an investor looking for a standout property, this apartment offers something truly special.

Ground Floor

Entrance Hall

Kitchen/Lounge/Dining Room

Bedroom One

Bathroom

Outside

Allocated Parking

Private Roof Terrace

Additional Upgrades

- Scottish Red Oak Flooring Throughout entrance hall & kitchen/lounge/dining room
- Kitchen
 - Bosch Four Ring Hob
 - Bosch Fan Oven
 - Bosch Fridge/Freezer
 - Composite Work Surfaces

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,

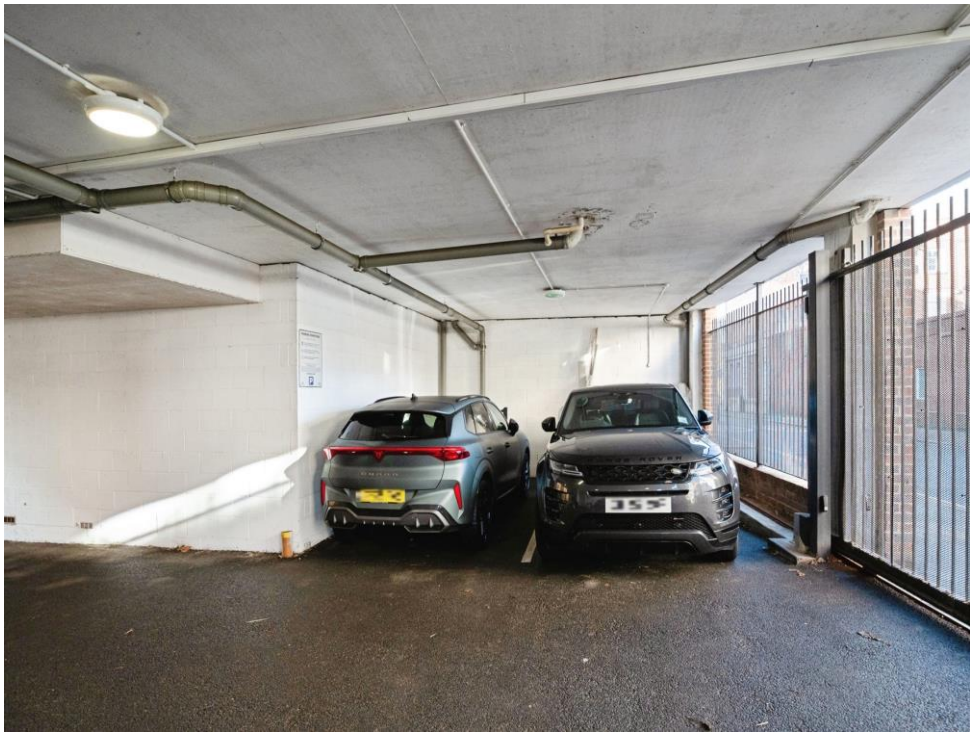
restaurants, and traditional inns.

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

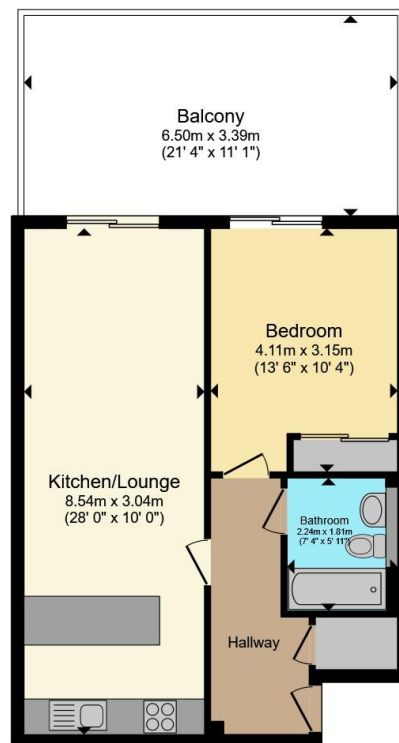
Tonbridge is well-connected for commuters, with a mainline station offering fast services to London (Cannon Street, London Bridge, and Charing Cross in around 40 minutes). It also benefits from easy access to the M20 and M25 motorways via the A26 and A21. The town provides an extensive range of educational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









Total floor area 52.1 m² (561 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

Connells

To view this property please contact Connells on

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 1200.00

Ground Rent:
 350.00

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406658

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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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