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















The Lyons, East Street, Tonbridge, Kent, TN9 1DQ

£325,000 Share of Freehold

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

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THE PROPERTY
Offered to the market CHAIN FREE, this beautifully presented ground floor apartment forms part of the sought-after Lyons development, enjoying a particularly quiet position within the development while remaining within easy walking distance of Tonbridge town centre and mainline station. Bright, spacious and thoughtfully laid out, the apartment offers comfortable living, with the added benefit of private steps leading directly to the communal grounds and an allocated parking space. The property is also offered with a share of the freehold. A welcoming entrance hall provides access to all the principal rooms. The impressive living/dining room is a real highlight, with a generous layout providing plenty of space for both comfortable seating and dining. The south-facing aspect ensures a lovely sense of light, while double-glazed French doors open onto the private steps leading down to the communal gardens, creating an easy connection between the living space and outdoors. Stairs leading down to the kitchen/breakfast room is well equipped with a good range of wall and base units, providing excellent storage and workspace - ideal for everyday cooking or even a spot of home baking! Two double-glazed windows bring plenty of natural light into the room. The principal bedroom is generously proportioned and benefits from two built-in wardrobes and a useful dressing area. It also enjoys the added luxury of its own en-suite shower room. The second bedroom is also a comfortable double, with a double-glazed window allowing plenty of natural light to flood the room. The bathroom completes the accommodation and is fitted with a bath with shower over, wash hand basin and WC.

OUTSIDE
The apartment benefits from private steps leading down to a lovely communal outdoor space, providing a pleasant spot to enjoy a morning coffee, relax with a book or make the most of al fresco dining during the warmer months. The property benefits from an undercover allocated parking space.

Lease: 125 years from 2002
Service Charge: £2,896.14 per annum (can be paid in half yearly installments).

THE LOCAL AREA
The Lyons is ideally situated just a short stroll from the centre of historic Tonbridge, putting a wide range of shops, cafés, restaurants and everyday amenities close at hand. The town is centred around the River Medway and is home to the impressive Tonbridge Castle and its historic Motte & Bailey Gatehouse, adding to the character and appeal of the area. The town is also well served for education, with a wide range of highly regarded state and independent schools. For those who enjoy the outdoors, Tonbridge Sportsground is close by and provides a swimming pool, tennis courts, riverside walks and cycle paths, while the River Medway and surrounding countryside offer further opportunities to enjoy the outdoors. For commuters, Tonbridge mainline station is within easy reach, providing regular services to London Bridge, Cannon Street and Charing Cross. The A21 is also conveniently accessible, providing links towards the M25, London and the South Coast.

ROUTE TO VIEW
From our office in Tonbridge High Street, proceed south and take the second left turning into Lyons Crescent. Continue to the end of the road and turn left into East Street. The entrance to The Lyons will be found a short distance along on the left-hand side.

PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now 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 purchasers. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: C

Council Tax Band: D

Ref: T1519/62020982/V3



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.