



Connells

Ashbys Point Walters Farm Road
Tonbridge

Ashbys Point Walters Farm Road Tonbridge TN9 1FR

for sale
£165,000



Property Description

A spacious and well-presented one-bedroom apartment ideally located just moments from scenic riverside walks, a vibrant High Street, the mainline station, and Waitrose.

Offered with no onward chain, this modern property features a generously sized private balcony, secure entryphone system, and access to a communal lift.

The accommodation comprises an inviting entrance hall, a large open-plan kitchen/living area, a well-proportioned double bedroom, and a contemporary bathroom.

There is also the option to rent an allocated parking space in the secure undercroft car park located on the ground floor.

An excellent opportunity for first-time buyers - early viewing is highly recommended. Contact us today to arrange a viewing.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Fourth Floor

Entrance Hall

Kitchen/Lounge/Dining Room

Irregular Shaped Room 18' 6" Max x 16' 2" Max (5.64m Max x 4.93m)

Bedroom

Irregular Shaped Room 16' Max x 9' 4" Max (4.88m Max x 2.84m)

Bathroom

Outside

Balcony

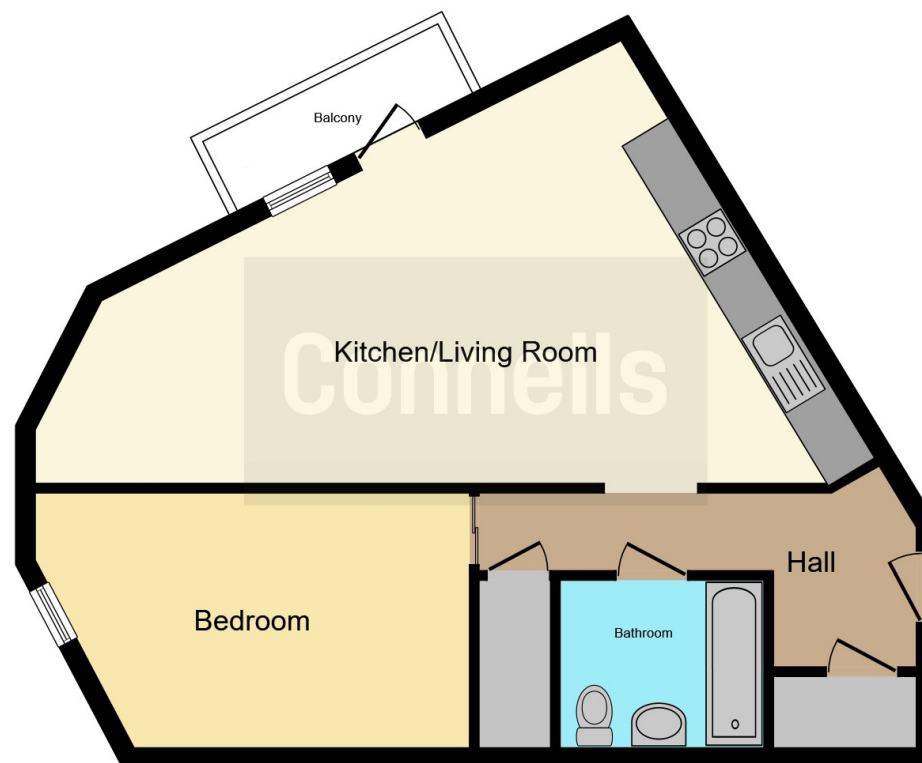
Agents Notes

' We have limited knowledge about this property but this does not take away our responsibility to evidence that we have taken steps to establish facts and use our professional knowledge'









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.focalagent.com

To view this property please contact Connells on

T 01892 547 966
E tunbridgewells@connells.co.uk

5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 2046.72

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406277

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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