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Barnes Kingsnorth



New Court, East Street, Tonbridge, Kent, TN9 1HB

£219,500 Share of Freehold

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



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THE PROPERTY

If close proximity to the town centre and mainline station is what you are seeking, this superb ground floor apartment could be exactly what you are looking for. Ideally situated in a tucked-away position within the heart of the conservation area, the property is just a short stroll from the vibrancy of this popular town, where a variety of shops, cafés, the historic castle, its grounds, and the park can all be enjoyed. The entrance door leads into a welcoming hallway, which in turn opens into a spacious living/dining room. This light and airy space benefits from dual front-facing windows, making it a perfect place to relax and watch the world go by. The stylish fitted kitchen offers ample worktop and storage space, along with room for a table - ideal for enjoying a morning coffee. The bedroom is similarly light and airy, while a modern shower room completes the accommodation.

Agents Notes:

The property is offered with no onward chain.

There are two leases for the property, one for the flat and a separate one for the garage both with 125 years left on them.

Share of Freehold.

Current half yearly service charge: £360

OUTSIDE

This excellent apartment is complemented by both a garage and parking. Combined with its highly convenient location, it should undoubtedly feature on your 'must view' list.

THE LOCAL AREA

New Court is situated in the heart of this modern, yet historic town that offers an excellent range of shopping and recreational facilities. The town boasts a fine example of a Motte & Bailey Norman castle built in the 13th century and set on the banks of the River Medway. The castle grounds adjoin Tonbridge sports ground with its indoor/outdoor swimming pool for there is plenty of opportunity for keeping fit or just enjoying a gentle walk. The mainline station is just a short stroll away and offers services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. Easy access can be afforded to the A21 leading onto the M25 towards London or the south coast.

ROUTE TO VIEW

From our office in Tonbridge High Street, proceed to the first set of traffic lights, turn right into the Borden/Hadlow Road, A26, then take the next right into East Street where you will find New Court on your right hand side.

PLEASE NOTE: In accordance with Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy 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 purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: D

Council Tax Band: C



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.

