

1 Albert Road, Tonbridge, Kent, TN9 2SR

£325,000 Share of Freehold

Waghorn & Company

Independent Estate Agents

*** Spacious three-bedroom duplex maisonette * Large, light open-plan kitchen/living area * No onward chain * Ideally located just minutes from Tonbridge mainline station and town centre * Share of freehold with approximately 116 years remaining on the lease * EPC D / Council Tax Band C ***

This deceptively spacious three-bedroom duplex maisonette offers light, airy and versatile accommodation arranged over two floors, all within easy reach of Tonbridge mainline station, the town centre and favoured local schools. A real feature of the property is the impressive open-plan living space with its modern fitted kitchen, granite worktops and large breakfast bar, complemented by good-sized bedrooms, gas central heating and double glazing throughout.







Canopied Entrance Porch
Double glazed entrance door leading to:

Entrance Hall
Radiator, decorative cornicing and stairs leading to the first-floor landing.

First Floor Landing
Cupboard housing the electricity meters and providing useful additional storage. The landing opens into the main living accommodation. Stairs rising to second floor and doors to bedroom 3 and shower room.

Open Plan Kitchen/Living Area
A particularly spacious and light room with double glazed windows to the front and side. The kitchen area comprises a stainless steel sink set within worktops with a range of matching base and wall units and Metro tiled splash backs. Built-in electric oven, four-ring gas hob with glass splash back and stainless steel extractor hood. Space for freestanding fridge/freezer, together with space and plumbing for washing machine, tumble dryer and dishwasher. The worktop extends around to form a large breakfast bar, providing a natural divide between the kitchen and living area. Karndean-style flooring, two radiators and an abundance of natural light.

Bedroom 3
Dual-aspect double glazed windows, radiator and laid to carpet.

Shower Room
Double glazed frosted window to side, low-level WC and wash hand basin set within vanity unit with Metro tiled splash back. Fitted mirrored cabinet, corner shower cubicle, heated chrome towel rail and Karndean flooring. Boiler cupboard housing the gas boiler serving the domestic hot water and central heating systems.

Second Floor Landing
Access to loft space and doors to bedrooms one and two.

Bedroom 1
Velux window to front, double glazed window to side and laid to carpet.





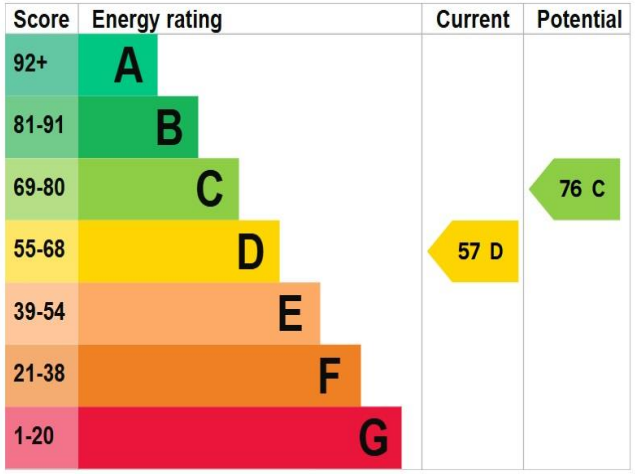


Bedroom 2

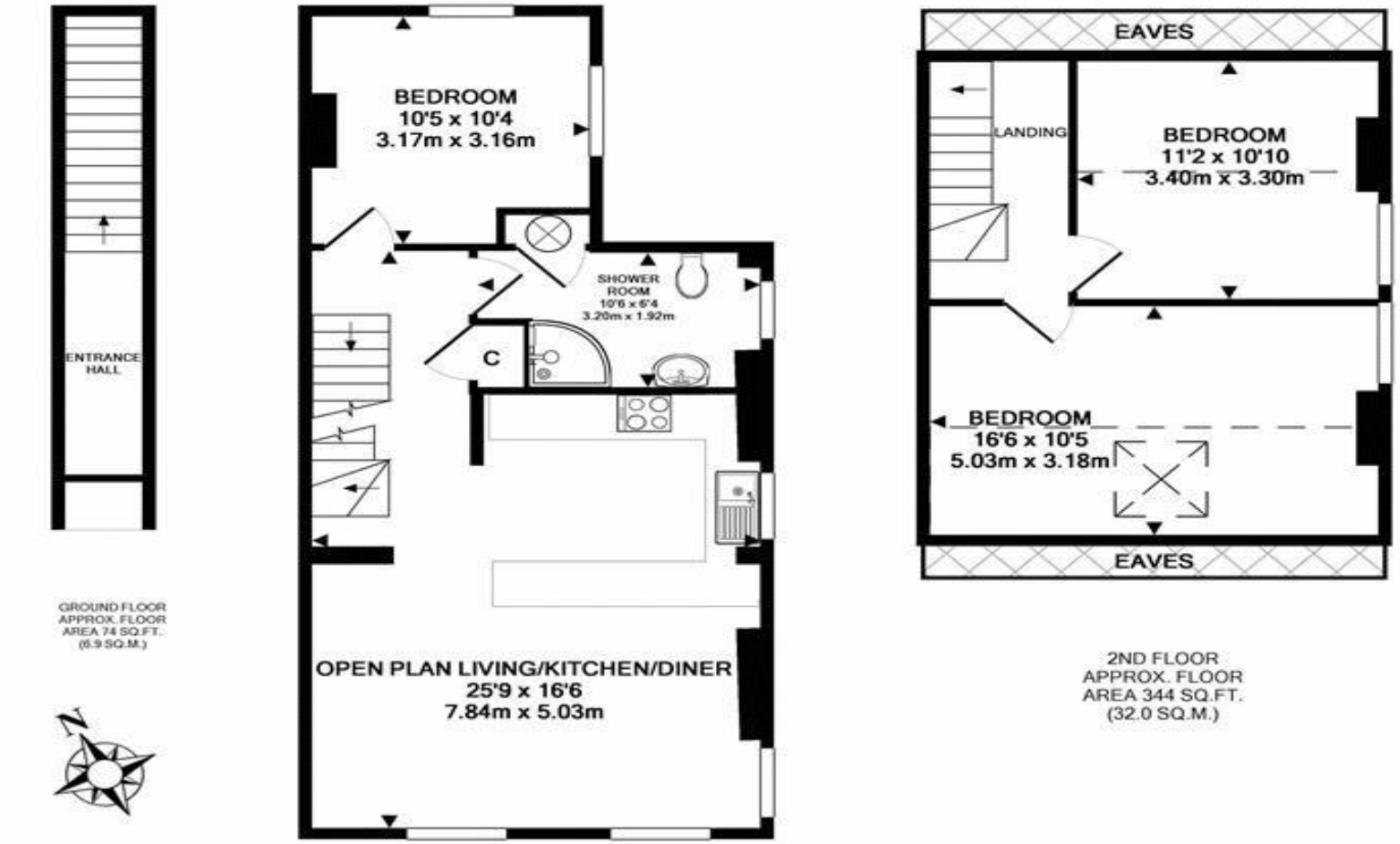
Double glazed window to side, radiator and laid to carpet.

Tenure

We understand that the property benefits from a share of the freehold, with approximately 116 years remaining on the current lease. There is no ground rent or fixed service charge, with the cost of buildings insurance and any maintenance or works to the building shared with the ground-floor property as required. Prospective purchasers should verify the tenure, lease details and all associated costs with their solicitor prior to entering into a legally binding contract.



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GROUND FLOOR
APPROX. FLOOR
AREA 74 SQ.FT.
(6.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 526 SQ.FT.
(48.9 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 344 SQ.FT.
(32.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 944 SQ.FT. (87.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Details No. 1 TW/JW

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