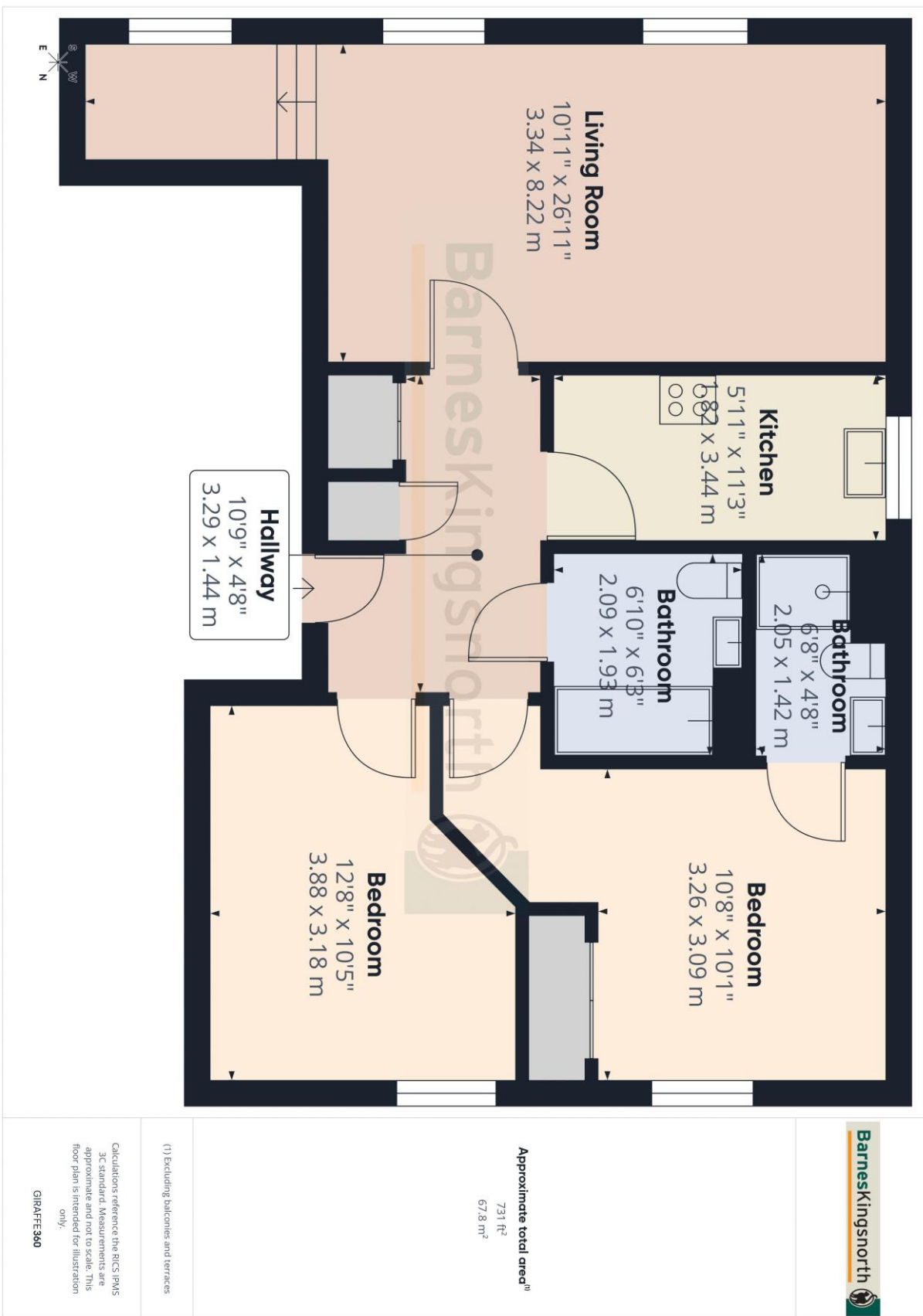


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

Barnes Kingsnorth



Merlon Court, Bank Street, Tonbridge, Kent, TN9 1BU

£295,000 Leasehold

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

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.



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2



2

THE PROPERTY

Offered to the market with no onward chain, this luxury apartment is ideally positioned within easy reach of Tonbridge High Street and the mainline station, making it an exceptional choice for commuters and town-centre living. Accessed via a communal entrance hall and staircase, the apartment occupies the first floor and offers spacious, well-designed accommodation throughout. The generous living/dining room provides ample space for both relaxing and entertaining, complemented by steps leading to a stylish raised study area - perfect for working from home or as a hobby space. The kitchen is well appointed with a comprehensive range of units and worktops, along with the necessary appliances to suit modern living. There are two bright and airy double bedrooms, with the principal bedroom benefiting from built-in wardrobes and a contemporary en-suite shower room. A further bathroom serves the apartment, fitted with a bath and shower over.

OUTSIDE

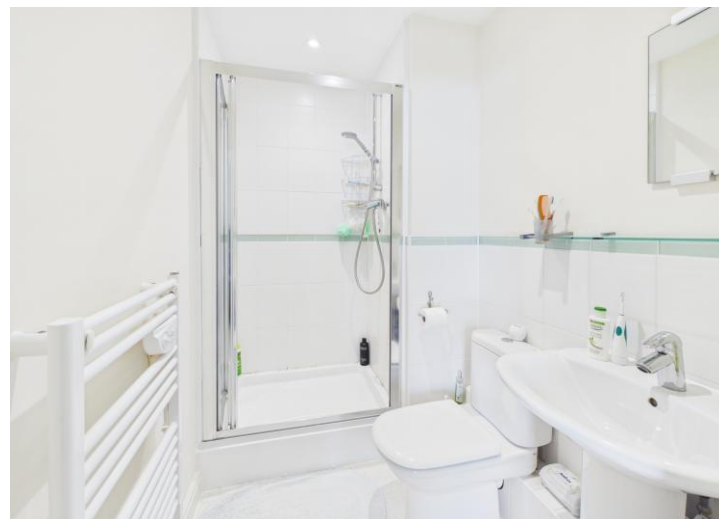
The property benefits from an allocated parking space, located to the rear of the building and accessed via Annon Street into Exchange Court.

Agents Notes

Lease: 101 Years

Current maintenance Charge (includes Building Insurance): £544.54 per quarter

Ground Rent: £200 per annum (paid half yearly)



THE LOCAL AREA

Merlon Court is situated within the heart of the conservation area and close to historic 13th Century, Tonbridge Castle and grounds. This desirable apartment is within a short stroll of the High Street and mainline station and is centrally located within the town. A vibrant and bustling town, Tonbridge has grown around the banks of the river Medway and the castle grounds adjoin the sports ground with its indoor/outdoor swimming pool, cycle routes and sports pitches so plenty of opportunity for keeping fit! Tonbridge mainline station offers fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. There are excellent road links to the A21/M25 London or the south coast.

ROUTE TO VIEW:

From our office in Tonbridge High Street, proceed southwards and take the first turning on the right into Castle Street. Turn right again into Bank Street and Merlon Court will be found 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 customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: C

Council Tax Band: D

