

5 Hildenfields, Tonbridge, Kent, TN10 3DQ
Guide: £365,000 Leasehold (Share of Freehold)

JAMES MILLARD
INDEPENDENT ESTATE AGENTS





*Attractive Ground Floor Apartment
*Ideally Situated on the Tonbridge/Hildenborough Border
*Sought After Private Gated Development *Two Double Bedrooms
*Spacious Dual Aspect Sitting/Dining Room with Bay Windows
*Modern Fitted Kitchen *Modern Family Bathroom
*Main Bedroom with Contemporary En-Suite Shower
*Communal Grounds *Allocated Parking & Visitor Parking
*No Onward Chain

Description
An opportunity to purchase this bright and spacious two double bedroom ground floor apartment built by Rydon homes in 2004 and situated within a small select development with gated entrance on the Hildenborough/Tonbridge borders. This delightful prospect offers a secure and convenient location coupled with a strong sense of community with communal grounds exclusively enjoyed by the residents.

Accommodation

- The apartment is approached via remotely operated gates with allocated parking space and pathways leading to the welcoming resident's communal hallway featuring marble flooring and vaulted ceiling with central chandelier over the stair recess.
- You enter the apartment into a private entrance hallway with security entry phone system, inset lighting, walk in fitted airing cupboard containing Megaflo Heatrae Sadia hot water cylinder and further fitted cloaks/storage cupboard.
- Bright dual aspect open plan sitting/dining room with two square bay windows and high feature windows flooding the room with natural light, double wooden and glazed doors open the space to the kitchen.
- Modern fitted kitchen fitted with a range of cream wall mounted cabinets and base units of cupboards and drawers with inset stainless sink unit and complementing wood effect laminate worktops and upstands. Appliances include gas hob with extractor hood over and single oven below with stainless steel splashback, integrated fridge/freezer, integrated slimline dishwasher and washing machine, built-in microwave, wall cupboard containing Vaillant gas fired boiler. Ceramic tiled flooring and inset lighting.
- Principal bedroom suite with two fitted double wardrobes and contemporary en-suite shower room comprising walk in shower enclosure, vanity basin and floating concealed cistern toilet, tiled flooring, chrome heated towel rail and inset lighting.
- Second bedroom with aspect to rear which could also be utilised as a dining room or study if required.
- Modern family bathroom fitted with a white suite comprising panelled bath, floating pedestal basin and matching concealed cistern toilet, tiled to half height with border tile, chrome heated towel rail and inset lighting.

- Externally residents benefit from an allocated parking space with further visitor parking available on the development. Beautifully maintained communal gardens and grounds including lawned areas, shrub borders, mature trees, bike store and bin enclosure, together with a wooden gate providing pedestrian access to the fields beyond the development and nearby park.

- Services: All main services. Gas central heating. Double glazed windows.

- Lease: 125yrs from 01/01/2004, 103yrs remaining. Service/maintenance charges: D.M.G Property Management - £204.59pm

- Council Tax Band: D – Tonbridge & Malling Borough Council

- EPC: C

Hildenborough
The property is conveniently situated approximately one mile from the centre of the popular village of Hildenborough offering local shops and amenities including Hildenborough mainline station. Tonbridge a market and commuter town is a similar distance, situated on the banks of the river Medway with Norman Castle and riverside park, offering a wider range of shopping and recreational facilities, including the Angel Centre and the Adult Education Centre, together with a mainline station to London (Charing Cross/Cannon Street line). There are excellent highly regarded schools in the area including Stocks Green and Hildenborough primary schools, together with Sackville in Hildenborough. The prestigious Tonbridge Independent School along with grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells with Hilden Oaks and Hilden Grange preparatory schools in North Tonbridge and Leigh Academy. The A21 bypass linking to the M25 motorway network and subsequently to London, the south coast and major airports is approximately three and a half miles distant. Leisure facilities in the vicinity include Nizels Golf and Country Club and Hilden Golf Driving range with gym.

Viewing Strictly By Appointment

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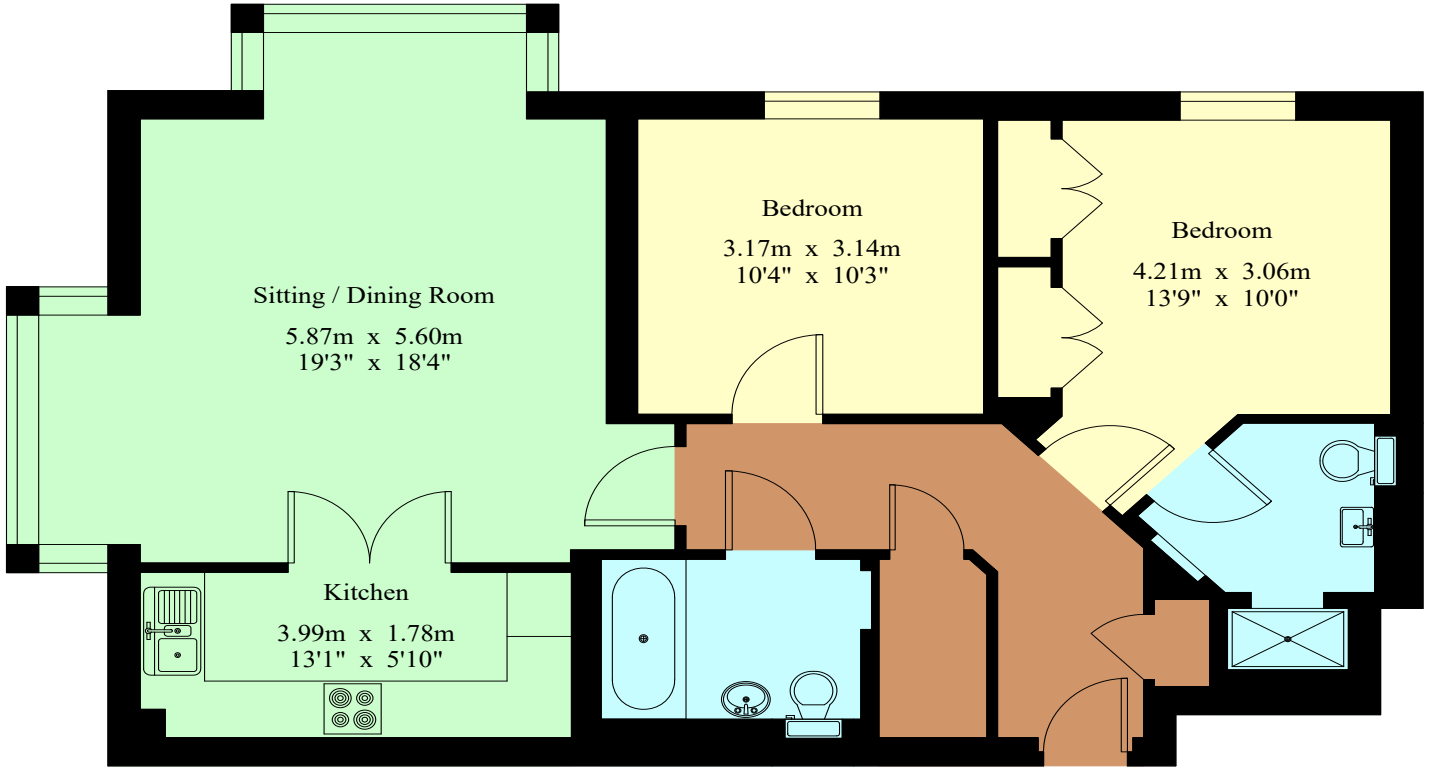






5 Hildenfields

Gross Internal Area : 79.4 sq.m (854 sq.ft.)



Ground Floor

2 4 6 8 10 Feet
1 2 3 Metres

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