



9 St. Eanswythe's Court, Priory Road, Tonbridge,
Kent, TN9 2BF

£195,000 Leasehold

**Waghorn
&
Company**

Independent Estate Agents

- * **Second floor one-bedroom apartment**
- * **Just a short stroll from Tonbridge Mainline Station and High Street**
- * **Spacious 21'7" open-plan living room/kitchen with integrated appliances**
- * **Generous double bedroom with built-in wardrobes**
- * **Allocated off-road parking, video entry system and offered with no onward chain**
- * **EPC C / Council Tax Band C ***

Location is a real feature of this well-presented one bedroom apartment, situated on the second floor of this attractive block just a short stroll from Tonbridge mainline station and the High Street. With off-road parking, a spacious open-plan living area and no onward chain, the property is ready for its new owner to move straight into.

Access

Access is via a communal entrance with video entry system and stairs leading to the second floor.

Entrance Hall

The entrance hall has a built-in storage cupboard, radiator and doors leading to the bedroom, bathroom and open-plan kitchen/living room.

The open-plan kitchen/living room

Double glazed windows to side and front providing plenty of natural light. The kitchen is fitted with a range of matching wall and base units with work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include a fridge/freezer and washing machine, together with a built-in gas hob, electric oven, stainless steel splash back and extractor hood. There is also a cupboard housing the combination boiler.

Bedroom

The bedroom is a good size double with a double glazed window to the front, built-in wardrobes, radiator and is laid to carpet.

Bathroom

Panelled bath with mixer tap and shower attachment, glass shower screen, wash hand basin set within a vanity unit and low level WC with concealed cistern. Ceramic wall tiling, tiled flooring, fitted wall mirror, extractor fan and chrome heated towel rail.

Outside

Outside, the property benefits from allocated off-road parking.

Tenure

Leasehold Original lease length: 125 years Approximately 99 years remaining Service charge: £1,312.60 per annum Ground rent: £125 per annum Prospective purchasers should verify all leasehold information and charges through their solicitor prior to exchange of contracts.





Location

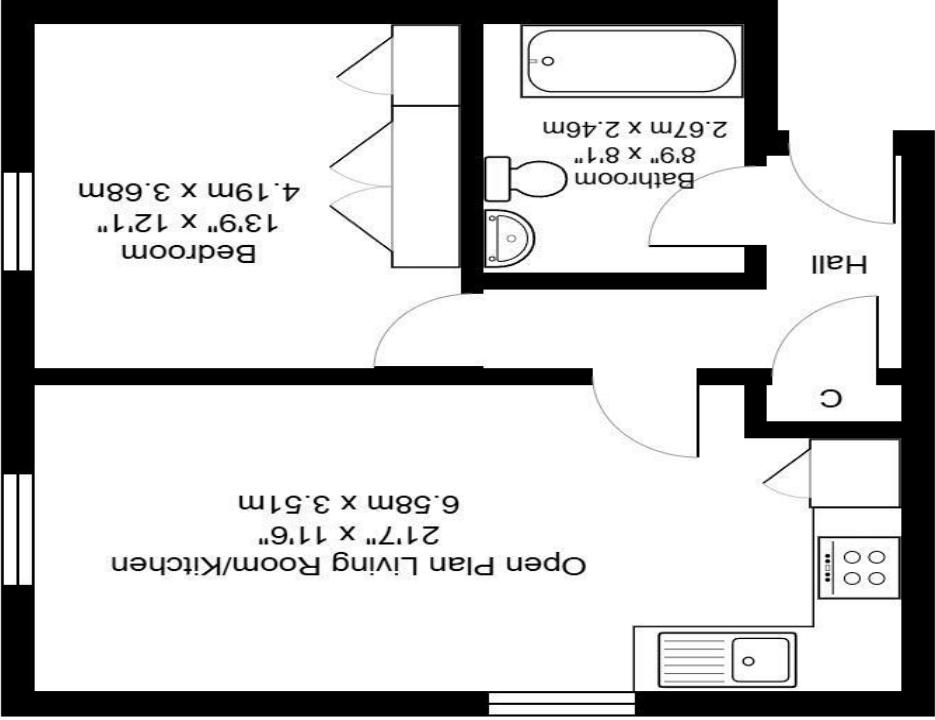
It is easy to see why so many people choose Tonbridge and, once here, rarely want to leave. Combining the charm of a historic market town with outstanding schools, beautiful green spaces, a thriving High Street and excellent transport links, Tonbridge is widely regarded as one of West Kent's most desirable places to call home. At the heart of the town sits the magnificent Norman Castle, overlooking the River Medway. The castle and its grounds host live music, outdoor events and community celebrations throughout the year, while nearby Tonbridge Park offers riverside walks, swimming pools, tennis courts, children's play areas and open green spaces for all ages to enjoy. The bustling High Street provides an excellent mix of independent shops, cafés, restaurants, traditional pubs and well-known retailers, creating a lively yet welcoming atmosphere. Tonbridge is particularly renowned for its exceptional education, with an outstanding choice of nursery, primary, grammar and independent schools, including Tonbridge School, The Judd School, Tonbridge Grammar School and Weald of Kent Grammar School. Combined with fast and frequent rail services to London in around 40 minutes and excellent road links via the A21, M20 and M25, it is easy to understand why the town is so popular with families and commuters alike. Perhaps Tonbridge's greatest strength is its wonderful sense of community. Annual highlights such as the Tonbridge Fireworks, Christmas Market, castle events, farmers' markets and numerous sporting and charity events bring the town

01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk



Floorplan not to scale and for illustration purposes only. All measurements are approximate

Score	Energy rating	Current	Potential
92+	A	80 C	80 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Details No. 1 TW/JW

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

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