



St Giles Lodge, Shipbourne Road, Tonbridge, Kent, TN10 3DJ

Guide Price £325,000 - £350,000

When experience counts...

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We are pleased to offer for sale this luxury second floor apartment at St Giles Lodge. with views across to Tonbridge School. The property was built in 2018 to a high specification. Further benefits include a bespoke media / storage solution in the sitting room, recently laid carpets and re decorated throughout. Internally comprising security entry phone, sitting room / dining room, modern fully fitted kitchen which includes integrated appliances a washing machine, fridge and freezer, modern shower room, two double bedrooms with mirrored built in wardrobes. Situated at the North end of the town and within walking distance of the High Street and Tonbridge Castle with gardens, open spaces and adjacent 50 acre sports ground. Facilities offered at St Giles Lodge include an owners/residents lounge, ideal for meeting and making new friends, coffee mornings and other activities arranged. Furnished twin guest suite available for hire, delightful gardens and seating areas. The agents have no hesitation in recommending a viewing, not only so this apartment can be fully appreciated, and the facilities offered including the gardens and grounds. Heating & Careline system included within the service charge. Lodge Manager, Pets allowed with permission from Managing Agents.

Luxury Second Floor Retirement Apartment

Lodge Manager available on-site Monday to Friday, 24 Hour emergency care line, included. Guest suite for visitors use

Two Double Bedrooms

Open Plan Sitting Room

Modern Kitchen

Parking

Residents Lounge

Offered exclusively for those over the age of 60

Patio/Gardens & Grounds

No Onward Chain





LOCATION: Tonbridge

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

ADDITIONAL INFORMATION:

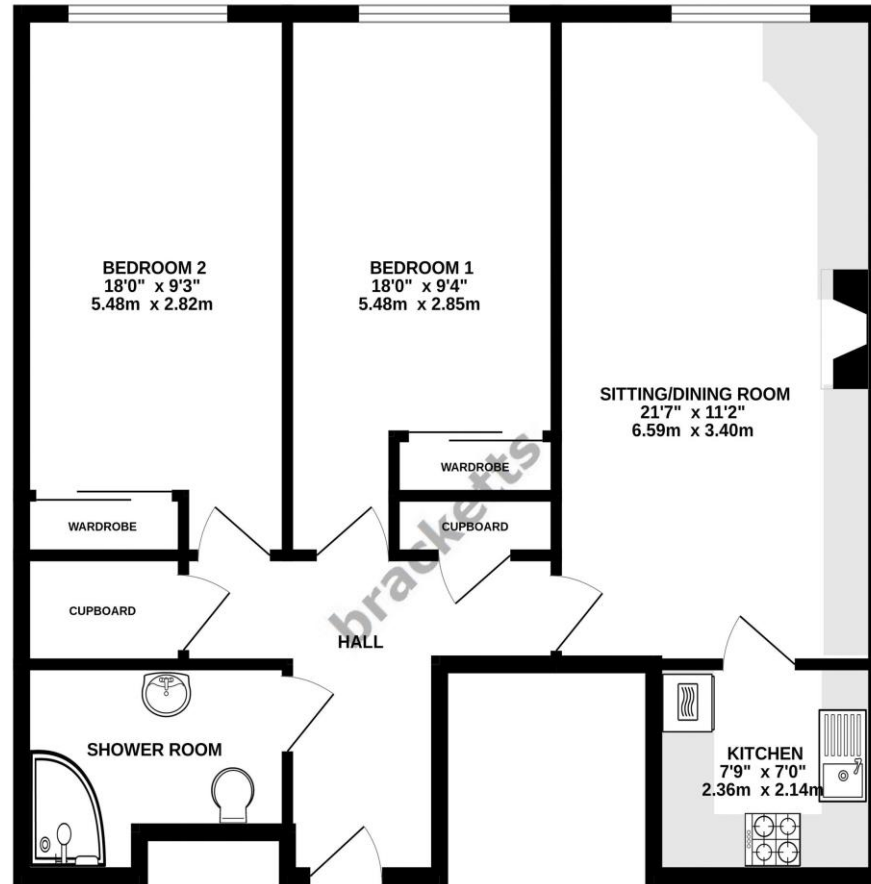
- Council Tax Band E
- Double Glazed Windows
- Lease Hold Information
- Maintenance Charges – £6,860pa

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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TOP FLOOR
785 sq.ft. (72.9 sq.m.) approx.



ST GILES LODGE

TOTAL FLOOR AREA: 785 sq.ft. (72.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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