



Tabor Court, Morley Drive, Horsmonden, Tonbridge, Kent, TN12

Guide Price £210,000 - £230,000

When experience counts...

est. 1828  
**bracketts**

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Bracketts are delighted to offer for sale this beautifully presented one-bedroom ground floor garden flat, situated in the heart of the delightful Village of Horsmonden. This lovely property has its own front door and internally comprises entrance into an open plan living / dining room with large woodburning stove and high ceilings, modern fitted kitchen, double bedroom with ensuite shower room. There are patio doors from both the bedroom and living space which open up onto its own private courtyard garden, offering the private outside space that many apartments lack in. There is also a communal garden and carpark where the property benefits from an allocated parking space. The property is situated in the centre of Horsmonden, within close proximity to the Village green and other amenities such as Heath Stores convenience store, local public house and pharmacy. This lovely home is being offered for sale with no onward chain and we strongly recommend viewing at your earliest convenience.

Ground Floor Apartment

One Bedroom

Beautifully Presented

Private Courtyard Garden

Modern Kitchen

Open Plan Living / Dining

Ensuite Shower Room

Allocated Parking Space

Village Location

No Onward Chain





## LOCATION: Horsmonden

The village of Horsmonden offers a range of local amenities including a village shop, pop up post office, doctors surgery, pharmacy, pub, tennis and cricket clubs and church. The property is within striking distance of other Kent villages, Brenchley, Goudhurst, Lamberhurst and the larger town of Paddock Wood for more comprehensive shopping, Paddock Wood (5 miles away) has a Waitrose supermarket conveniently located near the mainline station and several other shops, whilst Tonbridge & Tunbridge Wells offers a wide choice of amenities including two theatres, a multiplex cinema, health clubs, restaurants, cafes, bars and hotels

Education opportunities, there are many highly regarded schools in the area, both state and private. Excellent primary schools, Horsmonden & Brenchley and Matfiled Primary, is a few minutes up the road. There are many highly regarded state and private schools in Tonbridge and Tunbridge Wells and the surrounding area. Secondary options also include several highly sought-after grammar schools, including Tunbridge Wells Girls Grammar School, Tunbridge Wells Boys Grammar, Tonbridge Grammar School for Girls, Tonbridge School, Weald of Kent Grammar, Judd and Skinners

Paddock Wood station has mainline services to London Charing Cross (via London Bridge and Waterloo East) and to London Cannon Street, services from 52 minutes. About five miles away is the A21 dual-carriageway which links directly to the M25 London orbital motorway and thereby a national motorway network, Gatwick and Heathrow airports. Marden (5.7 miles) and Tonbridge (13.3 miles) both have stations with fast and frequent services to London Charing Cross and Cannon Street.

A number of golf clubs including Lamberhurst, Chart Hills, The Nevill, Rye and Dale Hill. Sailing and fishing at Bewl Water and riding, walking, mountain bike trails plus a climbing and activity centre in Bedgebury Forest and Pinetum.

The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks.

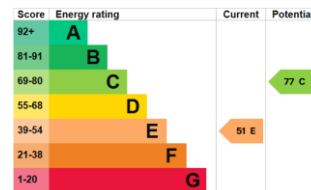
## ADDITIONAL INFORMATION:

Council Tax Band C

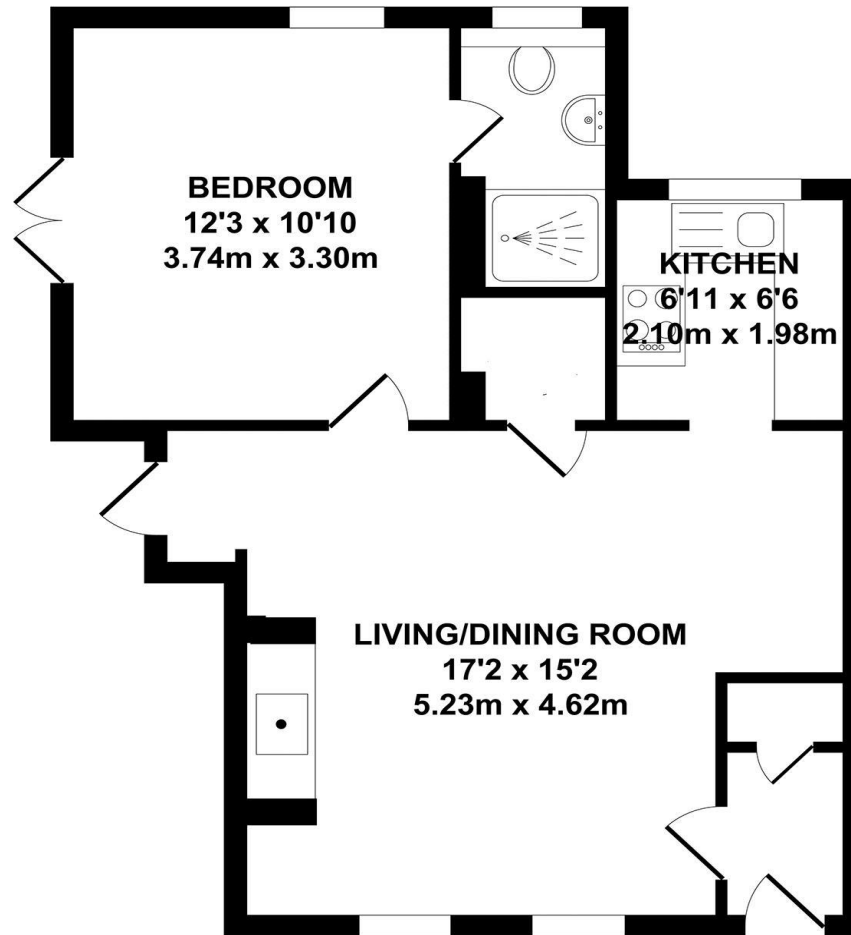
Double Glazed Windows

Lease Hold Information: 91 Years Remaining

Maintenance Charges: £1140 Per Annum



**Important Notice:** Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



**TOTAL APPROX. FLOOR AREA 511 SQ.FT. (47.47 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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