



Hadlow Court, Hadlow Road, Tonbridge, Kent, TN9 1LB

Guide Price £295,000

When experience counts...

est. 1828  
**bracketts**

Offered for sale is this well presented two-bedroom apartment, set on the second floor and within a small block of six apartments. Internally the property comprises entrance hallway, two good sized bedrooms, living room / dining room, separate kitchen and family bathroom. The property is situated just outside the Town Centre, making it within close proximity to the high street which has a range of local shops, supermarkets, cafés, bars and restaurants, as well as the mainline station with its excellent links into London. The property has recently been freshened up and has been redecorated and had new carpets laid, making it ready for the next owner to move straight in. There is also one allocated parking space to the front of the building. This great apartment is being offered for sale with no onward chain and would be ideal for first time buyers looking to purchase their first home, as well someone looking for an investment opportunity.

Two Bedroom Apartment

Second Floor

Kitchen

Living Room / Dining Room

Bathroom

Allocated Parking Space

Close Proximity To MLS & HS

Ideal First Time Purchase

Ideal Investment Opportunity

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 C

Double Glazed Windows

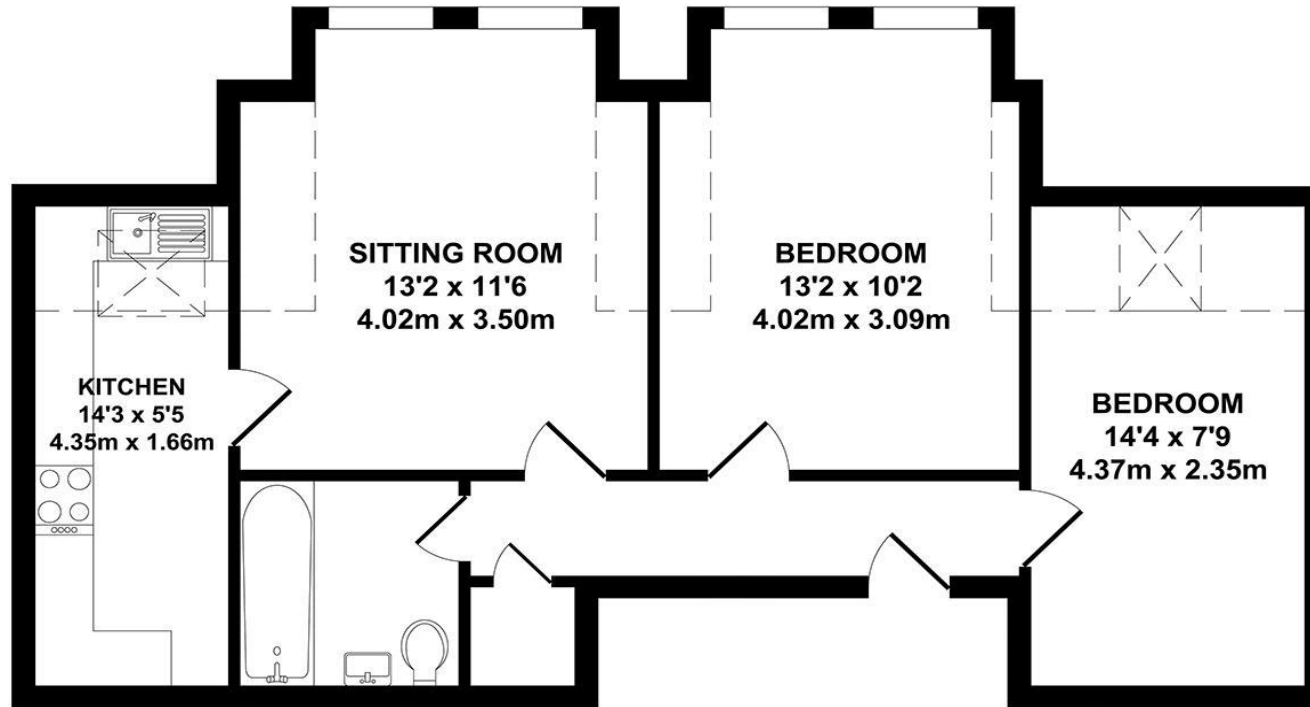
Lease Hold Information: 125 years from 1985

Maintenance Charges: £900pa

Ground Rent: £300pa

Buildings Insurance: £405pa

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APPROX. FLOOR AREA  
574 SQ.FT.  
(53.29 SQ.M.)

TOTAL APPROX. FLOOR AREA 574 SQ.FT. (53.29 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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