



Whitefriars Wharf, Tonbridge, Kent, TN9 1QR

Guide Price £260,000 - £285,000

When experience counts... **bracketts** est. 1828

Offered for sale is this centrally located modern two bedroom apartment. Forming part of this sought after gated riverside development with allocated undercroft parking. The apartment sits in a centrally located position for Tonbridge High Street, local amenities, coveted schools, river walks and main line station. Internally the property can be accessed via a private staircase or lift servicing all floors and comprises, entrance hall, open plan sitting room with double glazed feature window, fitted kitchen and dining area. The main bedroom benefits from an en-suite shower and built in wardrobes and there is also a separate family bathroom. Viewings are highly advised in order to fully appreciate this property. Further benefits include no onward chain.

Two Bedroom Apartment

Lift Accessing All Floors

Courtyard Views

En Suite Shower

Family Bathroom

Open Plan Kitchen / Dining & Sitting Room

Large Feature Windows

Undercroft Secure Parking

Close to Town Centre, Mainline Station & Local Amenities

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

GROUND RENT £200 per year

ANNUAL SERVICE CHARGE £2342.67

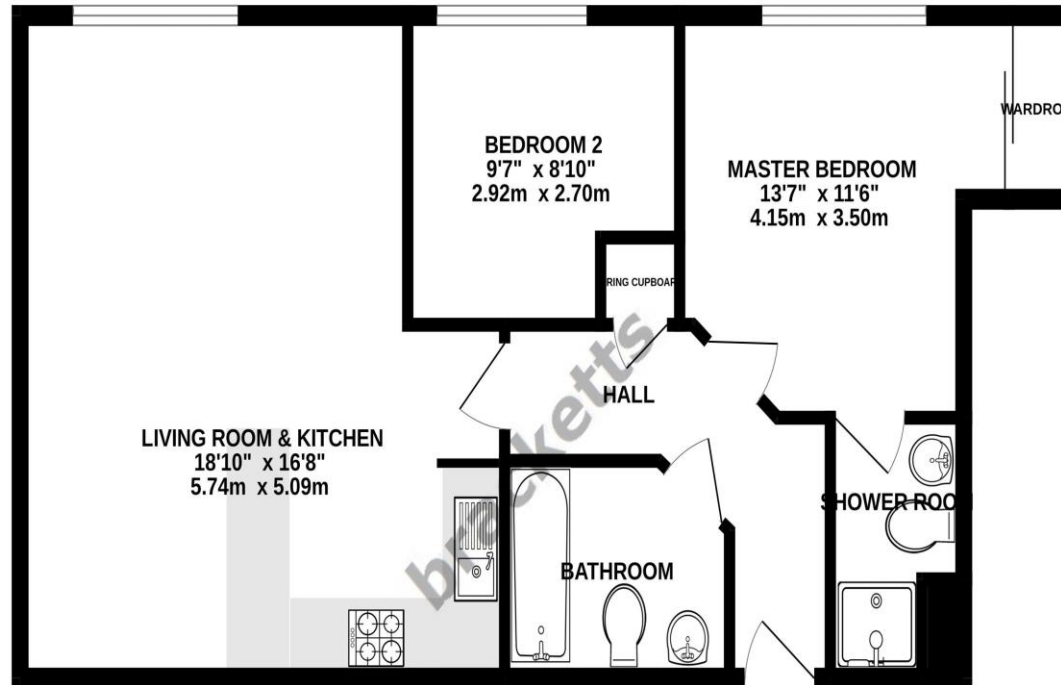
LENGTH OF LEASE 977 years left

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SECOND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



WHITEFRIARS WHARF TONBRIDGE

TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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