

Flats 1-5, Manor Grove, Tonbridge, Kent, TN10 3DT Guide Price £1,650,000 - £1,750,000



Bracketts are delighted to offer for sale the freehold of this apartment block which comprises five apartments. this is a rare opportunity to buy a block of apartments and makes for an ideal investment opportunity.

Each apartment is currently fully managed by Bracketts and has fully referenced checked tenants, secured deposits logged and assured short hold tenancy agreements. Total combined monthly income £5,545. Annual income £66,540. Approx yield of 4%

The block consists of 5 x two-bedroom luxury apartments situated in a convenient location close to the High Street, local amenities and coveted schools. Internally the apartments accommodation comprises open plan living, stylish top of the range kitchen that are fully fitted with quality integrated Bosch appliances and Quartz worktops- and luxuriously appointed bathrooms and en-suite shower rooms. There is underfloor heating throughout and outside there is also the benefit of allocated parking for each flat.

5 x Two Bedroom Apartments

Freehold Investment Opportunity

Individual Undercroft Parking

10 Year BLP Warrenty Scheme

Close to Local Amenities, High Street and Schools

Underfloor Heating

Fitted Kitchens With Quartz Workrops

£77,700 Annual Income - Referenced Check Tenants, Assured Short Hold Tenancy

NO ONWARD CHAIN













Bosch built-in oven

Under floor Heating in en-suite bathrooms





Off street parking, one vehicle per apartment

Lighting to undercroft parking area
Dusk to down external lighting to front and back door
Energy efficient and thermostatically controlled gas central

heating and A rated boller Double glazed UPVC windows providing a high level of thermal insulation

Discuse glazzed UPPC windows providing a high low of themail insulation and reduced heal loss.

A restel striction applicance to reduce water and energy use.

Dual Euch mechanism to to tolled to reduce water usage.

High leavis of insulation and wall cavities to illnet host loss in the winter and educe heal gain in the summer.

External waste and recycline store

Slate grey internal cloors
UPVC sash windows with easy clean feature
Polished chieme inamnongery throughout
Wardrobes to master localroom
Ceillings are smooth and finished in white emulsion and contemporary white coving





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.

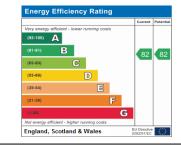
Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

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 **Double Glazed Windows**









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.

DIMENSIONS

KITCHEN / LIVING ROOM	5413тт х 4725тт	17'9 x 15'6
BEDROOM ONE	4988тт х 2892тт	16'1 x 9'1
EN-SUITE	2490mm x 1540mm	8'2 x 5'0
BEDROOM TWO	3082mm x 2753mm	10'1 x 9'0
RATHROOM	2330mm v 2040mm	7'7 x 6'8





