



Flats 1-5, Manor Grove, Tonbridge, Kent, TN10 3DT

Guide Price £1,650,000 - £1,750,000

When experience counts...

est. 1828
bracketts

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 Warranty Scheme

Close to Local Amenities, High Street
and Schools

Underfloor Heating

Fitted Kitchens With Quartz
Worktops

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

NO ONWARD CHAIN



KITCHENS

Knobilia design, manufacture & installation (German)
Boach built-in combi microwave
Boach built-in oven
Boach built-in induction hob
Built-in dishwasher
Built-in washing machine
Quartz worktops and full splash back panel
1 1/2 inch stainless steel sink inserts

PLUMBING, HEATING, ELECTRICAL

Polished chrome switches and sockets throughout
LED downlights in kitchen, bedrooms & hallway
Pendant lighting in all other rooms
Thermostatically controlled radiators throughout
Under floor heating in the suite bedrooms
Pre wiring for TV, satellite to living, kitchen & bedrooms
Telephone socket to living room/kitchen
Ceiling mounted smoke and heat detectors



PLOT 1

Ground floor



PLOT 2

First floor



PLOT 4

Second floor



EXTERNAL AND ENVIRONMENTAL DETAILS

Off street parking, one vehicle per apartment
Lighting to undercroft parking area
Dark to down external lighting to front and back door
Energy efficient and thermostatically controlled gas central heating and A rated solar
Double glazed UPVC windows providing a high level of thermal insulation and reduced heat loss
A rated kitchen appliances to reduce water and energy use
Dual flush mechanism to toilets to reduce water usage
High levels of insulation and wall cavities to limit heat loss in the winter and reduce heat gain in the summer
PIR sensors to external lighting
External waste and recycling store



INTERNAL FINISHES

Slate grey internal doors
UPVC cash windows with easy clean feature
Polished chrome ironmongery throughout
Wardrobes to master bedroom
Ceilings are smooth and finished in white emulsion
All external walls are finished in grey in emulsion and contemporary white coving

PLOT 3

First floor



PLOT 5

Second floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	82	82



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	5413mm x 4725mm	17'9 x 15'6
BEDROOM ONE	4988mm x 2892mm	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
BATHROOM	2330mm x 2040mm	7'7 x 6'8



PLOT 3
First Floor



PLOT 5
Second Floor



	DIMENSIONS	
KITCHEN / LIVING ROOM	5296mm x 4950mm	17'4 x 16'2
BEDROOM ONE	5076mm x 4277mm	16'7 x 14'0
EN-SUITE	2826mm x 2040mm	9'3 x 6'8
BEDROOM TWO	4391mm x 2749mm	14'4 x 9'0
BATHROOM	2540mm x 2040mm	8'4 x 6'8



PLOT 1
Ground Floor



PLOT 2
First Floor



PLOT 4
Second Floor

