



Mortley Close, Tonbridge, Kent, TN9 1ET

Guide Price £595,000

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Offered for sale is this beautifully presented, modernised and extremely spacious two bedroom ground floor duplex apartment. Situated in the sought after, centrally located Mortley Close development, the property offers private decked terrace with steps leading to lawn area & riverside, undercroft private parking ground floor access. This sought after riverside development provides the perfect location for all local amenities the High Street offers, Castle grounds, river walks and the mainline station. Internally the property is in excellent condition and comprises communal entrance with security entry phone system, entrance hall, cloakroom WC & Storage cupboard, sitting room and open plan kitchen / breakfast room with integral appliances and larger storage cupboard. To the first floor there is a modernised shower room, two double bedrooms with the large master bedroom boasting built in wardrobes dressing area and modernised en suite bathroom. Offered in immaculate condition throughout having recently been re decorated and new flooring & carpets laid throughout.

Two Double Bedrooms - Duplex
Apartment

Sought After Riverside Development

Allocated Undercroft Parking

Close to Local Amenities, High Street
& Main Line Station

Immaculately Presented Throughout

Modernised Shower Room & En
Suite Bathroom

Kitchen Dining Room

Sitting Room

Decked Terrace

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 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 C

Double Glazed Windows

Lease length - was 999 years from 1st Jan 2001

Ground rent - peppercorn

Management charges - HML Group

Annual service charge for 2021 was £1,823.03

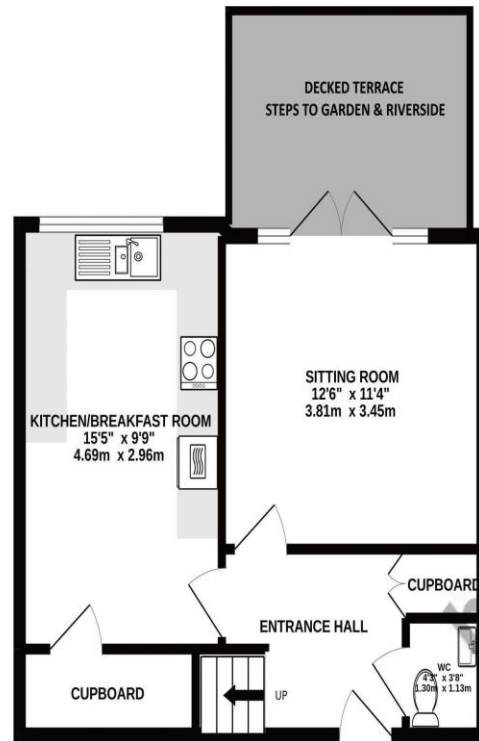
Annual Reserve Fund charge for 2021 was £1,312.50

Both these are payable as lump sum or monthly by DD/SO.

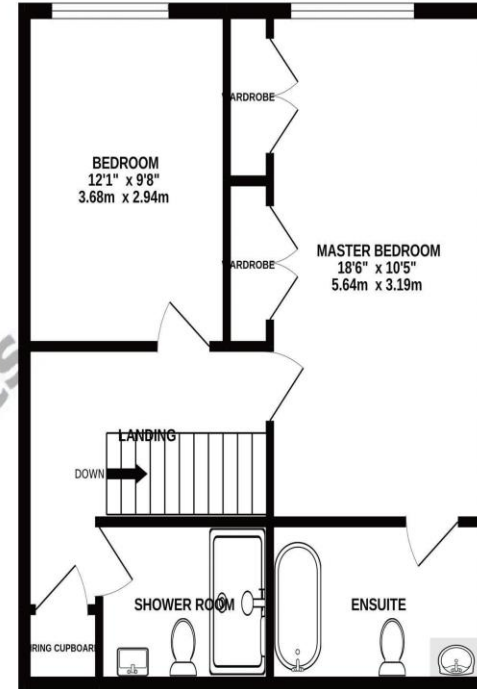


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GROUND FLOOR
406 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



MORTLEY CLOSE TONBRIDGE

TOTAL FLOOR AREA : 949 sq.ft. (88.2 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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