



Cumberland Court, London Road, Tonbridge, Kent, TN10

Asking Price- £290,000

When experience counts...

est. 1828
bracketts

Bracketts are delighted to be marketing this two bedroom, purpose built, first floor maisonette in Hildenborough. The maisonette is accessed via its own private front door, there are then stairs leading to first floor. The property comprises, entrance hall / study area with storage cupboard, modern fitted family bathroom, master bedroom and second bedroom. There is a good size lounge with a dual aspect, open plan, modern fitted kitchen. The property comes with a garden to the front, mainly laid to lawn and en bloc garage. Viewings come highly recommended.

First Floor Maisonette

Two Bedrooms

Open Plan Kitchen

Garden

Garage En Bloc

Modern Family Bathroom

Located On A Private Road

Stairs to First Floor, Personal Front Door

Viewings Are Highly Recommended





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

983 years remaining on the lease

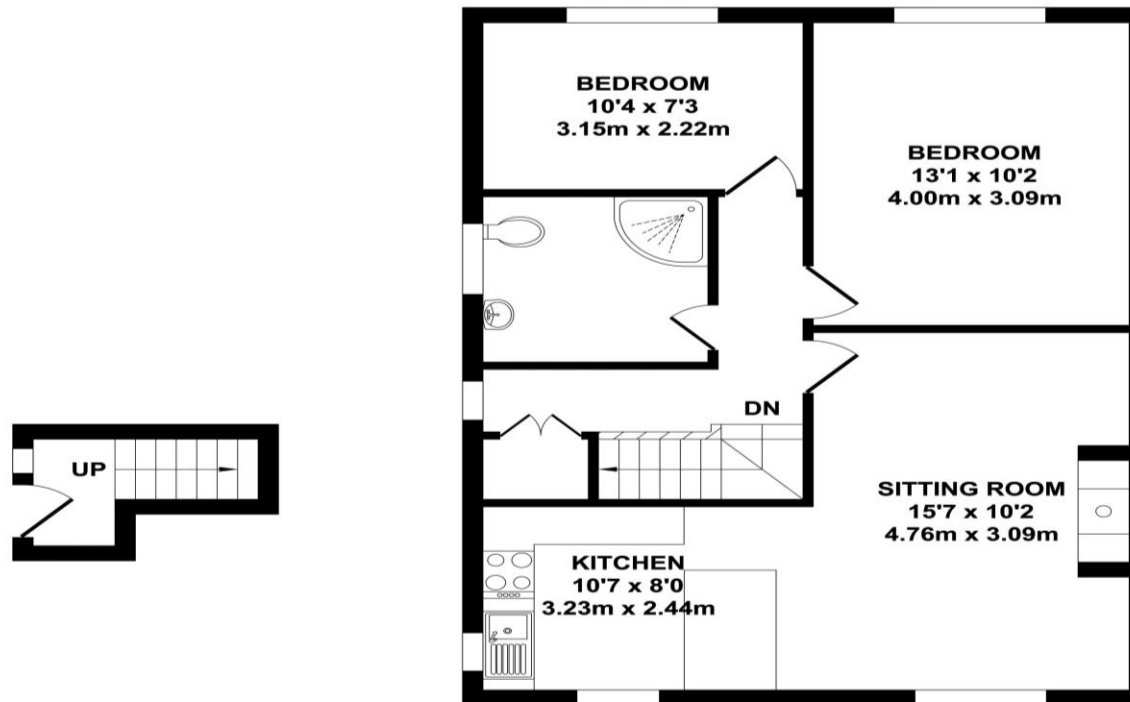
Service Charge & Ground Rent £200pa

Buildings Insurance £140pa

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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LOWER GROUND FLOOR
APPROX. FLOOR AREA
24 SQ.FT.
(2.25 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA
605 SQ.FT.
(56.18 SQ.M.)

TOTAL APPROX. FLOOR AREA 629 SQ.FT. (58.43 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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