



## 28 Taylor Close, Tonbridge, Kent, TN9 2FE

Bracketts are delighted to offer for sale this very well presented large one bedroom apartment set in the modern development of Taylor Close in South Tonbridge. The property is situated on the ground floor and comprises of communal entrance, private front door to spacious hallway with fitted storage cupboards, large open plan kitchen and living space with ample room for soft furnishings, large master bedroom with Jack and Jill style bathroom. Outside there is a large communal area and an under croft parking space allocated the apartment. The property is offered for sale with no onward chain!

- LARGE ONE BEDROOM APARTMENT
- OPEN PLAN LIVING SPACE
- UNDER CROFT PARKING
- LARGE COMMUNAL GARDEN
- GROUND FLOOR
- VERY WELL PRESENTED
- TAYLOR CLOSE DEVELOPMENT
- NO FORWARD CHAIN!

**Asking Price £250,000**

**Leasehold**



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CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL AGENTS • BUILDING SURVEYORS • VALUERS

## **VIEWING**

By appointment with Bracketts only 01732 350503.

## **SITUATION**

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, children's 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).

## **TO BE SOLD**

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## **ENTRANCE**

Communal entrance with telephone entry system, private front door to hallway with doors to living room, bedroom and shower room. There are built in storage cupboards, Karndean flooring as laid and radiator.

## **LEASE AND SERVICE CHARGES**

Lease approximately 121 years. Service Charge £850 annually. Ground rent £200 annually.

## **LIVING KITCHEN ROOM 23' 2" x 13' 6"** **(7.06m x 4.11m)**

Large open plan living space with defined area's for sitting and dining, fitted kitchen with a range of wall and base units with work surface over, inset sink and fitted appliances. Karndean flooring is laid throughout, radiator, there is a window and a Juliette balcony.

## **BEDROOM 17' 0" x 13' 7" (4.57m x 4.14m)**

Large double bedroom with carpet as laid, double fitted wardrobe and Juliette balcony.

## **JACK AND JILL SHOWER ROOM**

Convenient Jack and Jill style shower room with tiled flooring, heated towel rail, shower cubicle, WC and wash hand basin.

## **OUTSIDE**

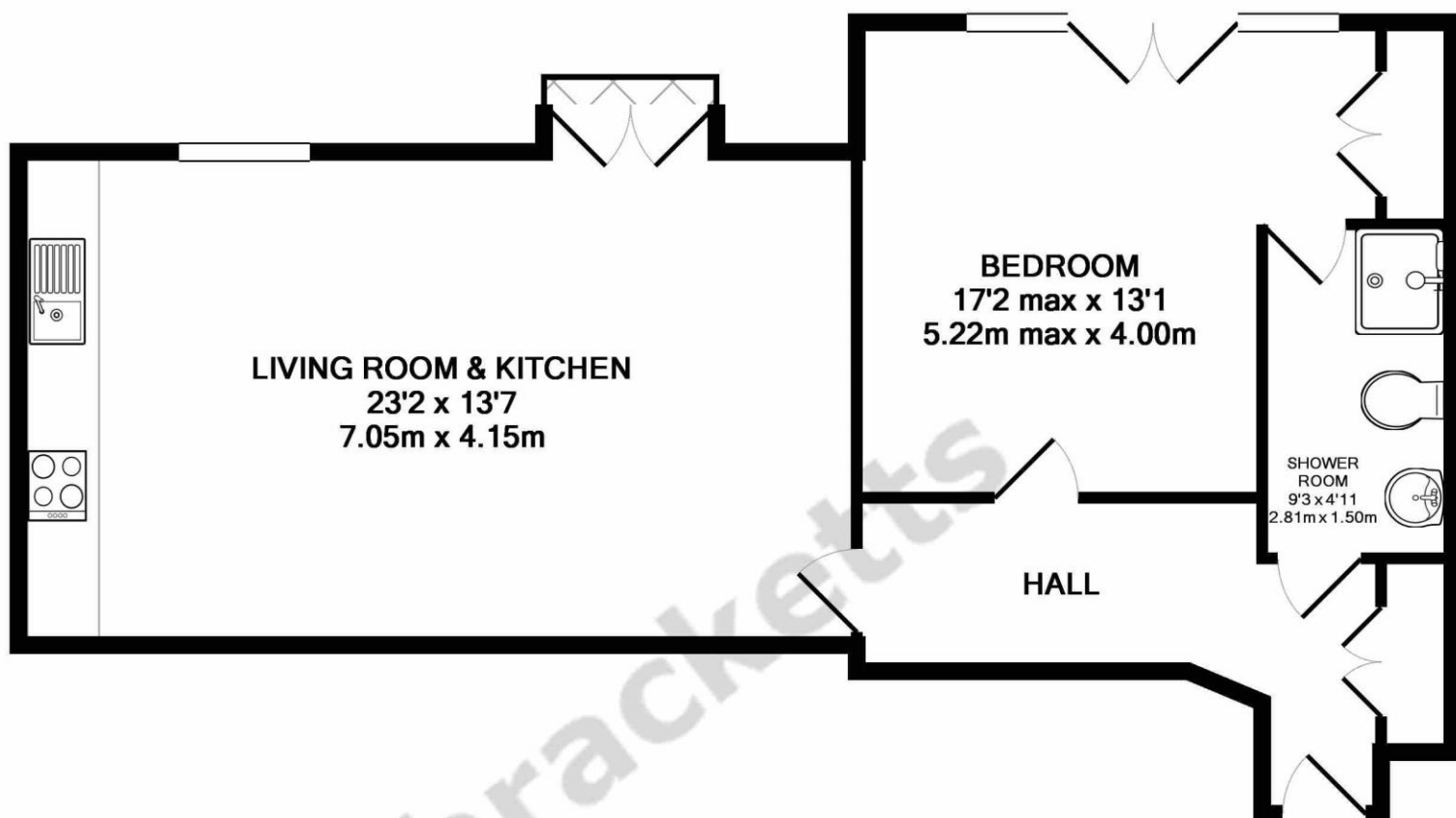
Outside the property benefits from having a large communal grassed area and an undercroft parking space. There is further parking available for visitors.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**FLOORPLAN:** Dimensions are maximum unless stated - subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



TAYLOR CLOSE TONBRIDGE  
TOTAL APPROX. FLOOR AREA 634 SQ.FT. (58.9 SQ.M.)  
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