



Flat 22, Riverbank House, Angel Lane, Tonbridge, Kent, TN9 1SE

Guide Price £185,000

When experience counts...

est. 1828
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Bracketts are delighted to offer for sale this well presented one-bedroom second floor bespoke apartment in the centre of town, ideal for investors and first time buyers. The property boasts lovely southern views of the town with immediate access to all local amenities sitting 0.2 Miles from the mainline train station and numerous shops, supermarkets, cafe's, bars and restaurants, as well as the historic Tonbridge Castle. The property has a dual aspect open plan kitchen / dining / living space and benefits from integrated appliances. A bright double bedroom with inbuilt wardrobes and a separate bathroom with a shower over the bath. The property comes with an allocated undercroft parking space and can be accessed by communal stairs and lift. The property is available with all of the brand new furniture included and no onward chain. We recommend viewing at your earliest convenience.

No Onward Chain

As New Second Floor Apartment

125 Year Lease from 2016

All New Furniture to be Included

Double Aspect Open plan Living
Room / Kitchen

Secure Allocated Undercroft Parking

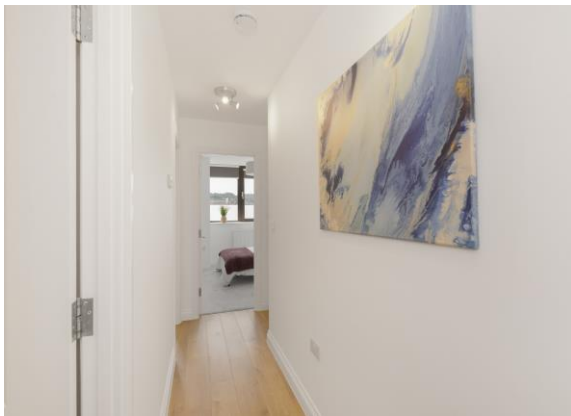
Remainder of Current Years Service
Charge and Ground Rent Included

2 Years remaining on 10 year
Building Warranty

Lift To All Floors

Immaculate Condition Throughout





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

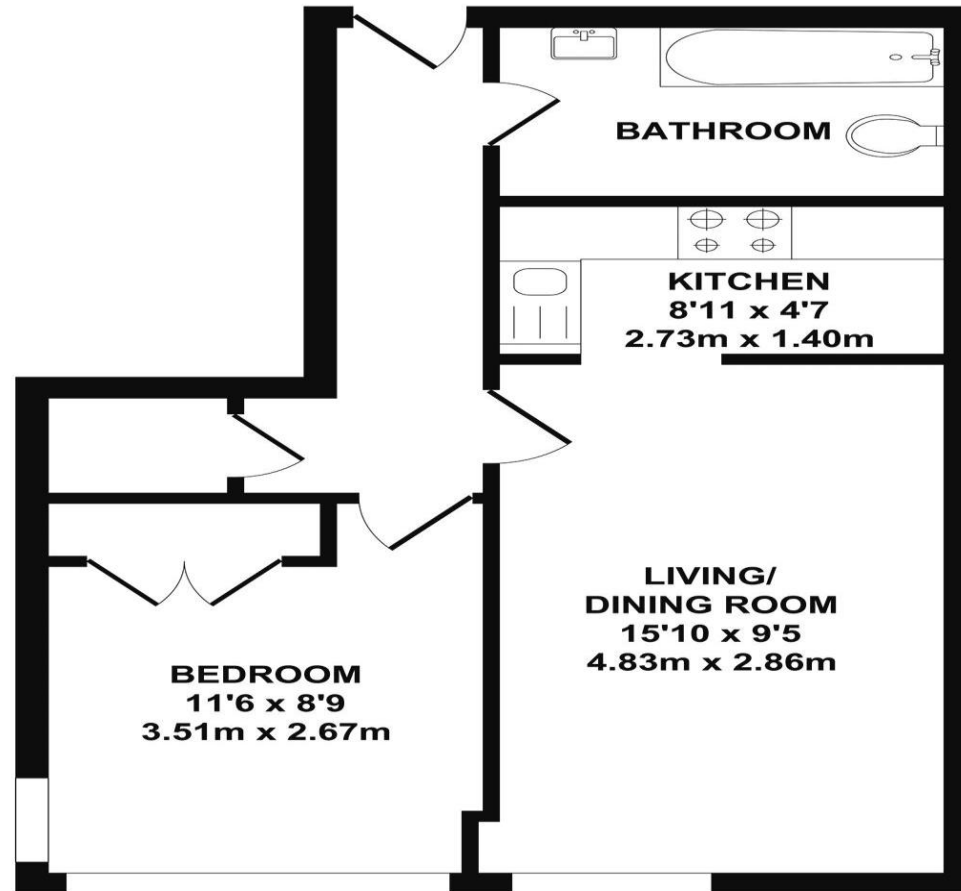
Lease Hold Information – 117 Years remaining

Maintenance Charges - £2170

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	66 D
39-54	E		
21-38	F		
1-20	G		



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TOTAL APPROX. FLOOR AREA 408 SQ.FT. (37.93 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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