



44 Arundel Close, Tonbridge – TN9 2UG
Tonbridge

Guide Price **£170,000**

bracketts
est. 1828



- One Bedroom
- Council Tax Band C
- EPC D
- Allocated parking space

Offered for sale with no onward chain, this well-presented one-bedroom first-floor apartment is situated in the popular Meadow Lawn area on the south side of Tonbridge. Ideally positioned within easy walking distance of the High Street and mainline station, the property offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

Externally, the apartment benefits from access to communal gardens and an allocated parking space. The location is particularly convenient, being approximately 0.4 miles from Tonbridge station and the town centre, providing excellent transport links and a wide range of shops, restaurants, and leisure facilities. The property also falls within the catchment area for Sussex Road Community Primary School.

- Council Tax band: C
- Current ground rent £122.42 - Centro
- Service Charge £2,520
- Building insurance £246.57





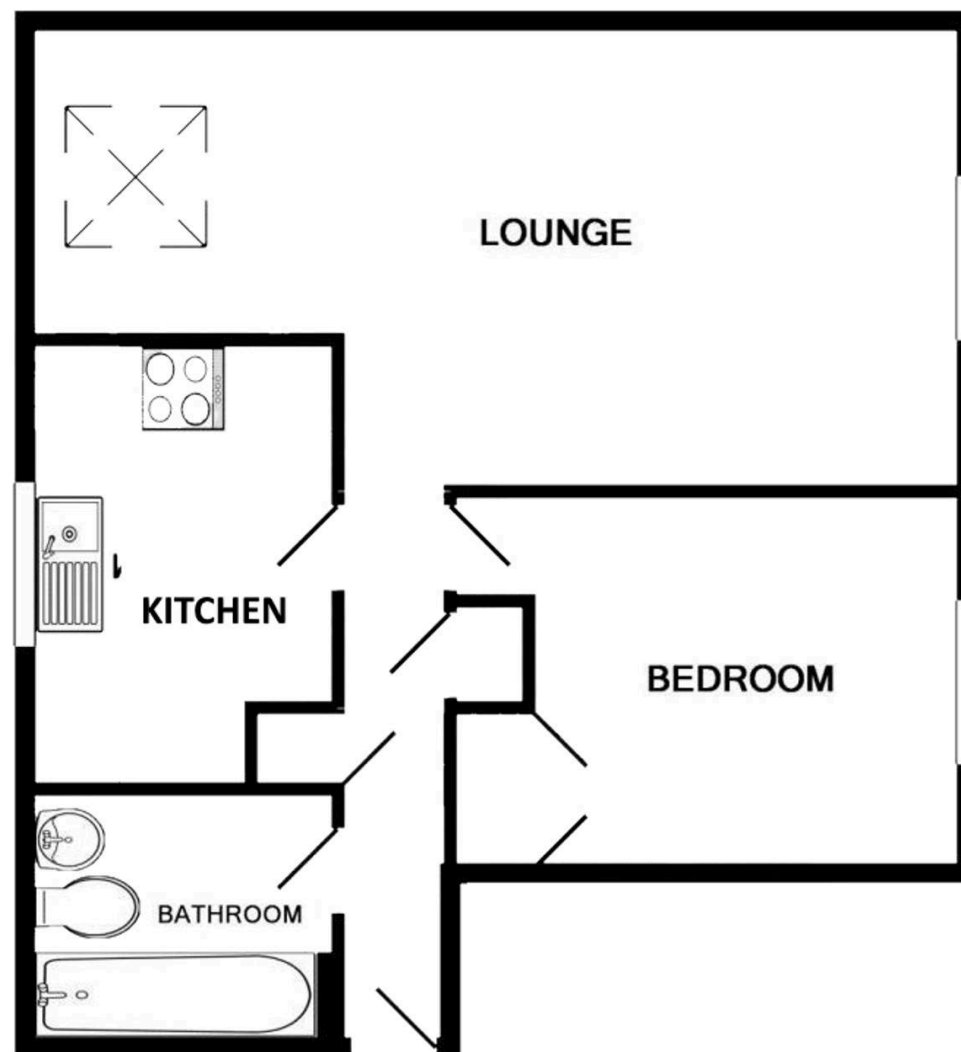
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC





NOT TO SCALE - FOR LAYOUT PURPOSES ONLY

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