



Brooklands, 2 Brook Street, Tonbridge, Kent, TN9 2PJ

Guide Price £160,000

When experience counts...

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Offered for sale is this newly refurbished one-bedroom, first floor apartment situated on the south side of Tonbridge. Internally the property comprises entrance, living room / dining room, separate kitchen, one double bedroom and bathroom. The property sits in a small block of apartments and benefits from being within close proximity to Tonbridge mainline station and high street which has a range of local shops, supermarkets, cafés, bars and restaurants. To the rear of the building there is a single garage with parking for one vehicle in front of. The property would be ideal first time buyers as well as investors and is also being offered for sale with no onward chain. AGENTS NOTES: There is also the opportunity to purchase an additional garage and parking space via separate negotiation.

First Floor Apartment

One Bedroom

Newly Refurbished

Kitchen

Living Room / Dining Room

Bathroom

Share Of Freehold

Garage & Parking Space

Close Proximity To HS & MLS

No Onward Chain

Suggested Rental Income Of  
£1,000pcm





## 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, 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 B

Electric Heating

Share Of Freehold

Lease Hold Information 93 Years Remaining

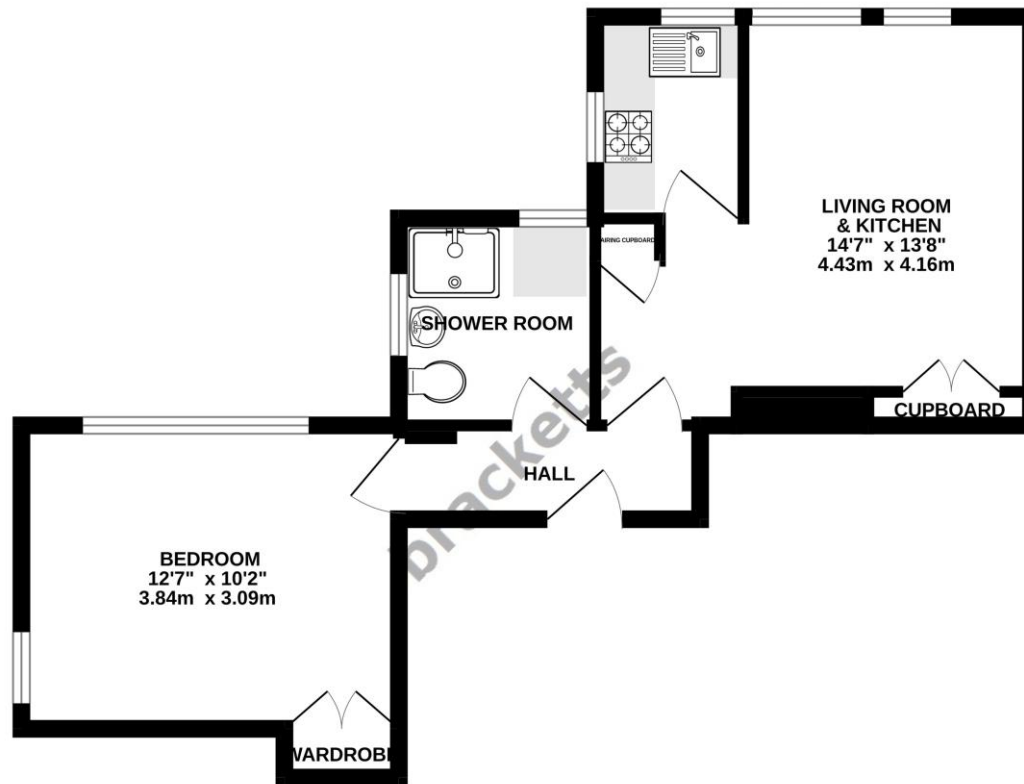
Maintenance Charges: £960 per annum

Lease Being Renewed To 999 Years

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 406 sq.ft. (37.7 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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