



Flat 7, 176, High Street, Tonbridge, Kent, TN9 1AF

Guide Price £275,000 - £300,000

When experience counts...

est. 1828
bracketts

GUIDE PRICE £275,000 - £300,000 Offered for sale is this two bedroom first floor apartment which forms part of a popular apartment block situated on the High Street. Situated in close proximity to all all local amenities such as bars, restaurants, schools, main line station, castle and river walks. Internally the property benefits from being accessed via both stairs & lifts internally and comprises entrance hall, open plan hallway with built in storage cupboards, large open plan sitting room / dining room, modern fitted kitchen with integral appliances, family bathroom, two double bedrooms with main bedroom boasting built in wardrobes and en-suite facilities. Externally the apartment is approached via a private driveway offering allocated parking. We recommend viewing at your earliest to appreciate the location and quality this apartment offers.

Two Bedrooms

Town Centre Apartment

Close to High Street, Local
Amenities & Main Line Station

Modern Fitted Kitchen

Open Plan Sitting Room / Dining
Room

First Floor Apartment

En Suite & Family Bathroom

Lift Servicing All Floors

Allocated Parking

No Onward Chain





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 D

Double Glazed Windows

Lease Hold Information 108 yrs Remaining

Maintenance Charges £1440 PA

£250 Ground Rent

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

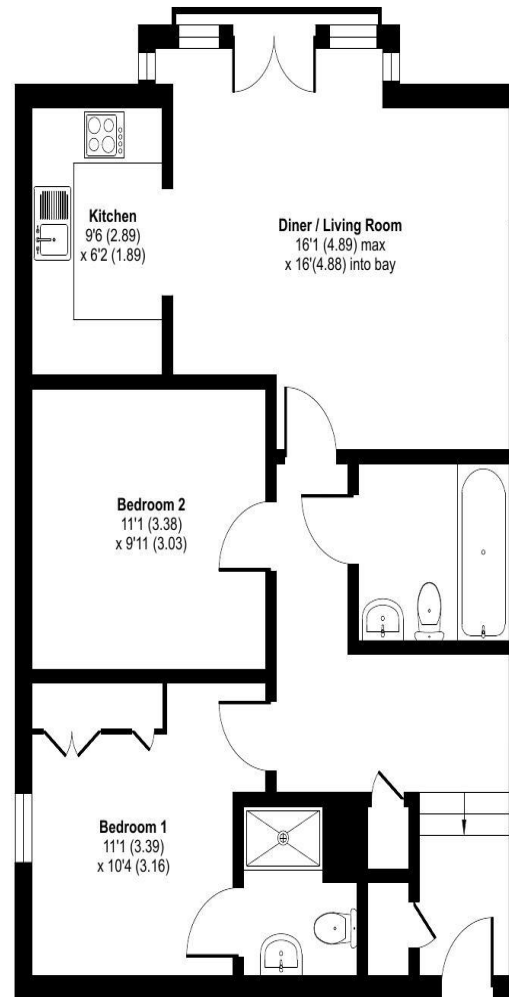


Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

High Street, Tonbridge, TN9

Approximate Area = 722 sq ft / 67 sq m

For identification only - Not to scale



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bracketts LLP. REF: 1254760

132 High Street,
Tonbridge, Kent TN9 1BB
01732 350503
info@bracketts.co.uk

When experience counts... **bracketts** est. 1828