



Whitefriars Wharf, Tonbridge, Kent, TN9 1QP

Guide Price £325,000 - £350,000

When experience counts...

est. 1828
bracketts

Offered for sale is this two / three-bedroom town house with two en suites and an additional shower room. Forming part of this sought after gated riverside development with allocated parking & views overlooking the development. The property sits in a centrally located position for Tonbridge High Street, local amenities, coveted schools, river walks and main line station. The property is accessed via steps leading up towards the front door, next to which is an outside seating area. Internally, the property comprises, entrance hall, open plan sitting room / kitchen. On the first floor there is a shower room, next to which is a double bedroom with an en suite bathroom. To the second floor is a second double bedroom with en suite shower room, and a smaller third bedroom. In need of redecoration. Viewings are highly advised. Further benefits include allocated parking in front of the property and no onward chain.

2/3 Bedroom Town House

Two En Suites & Further Shower Room

Private Gated Development

Town Centre Location

Close To Local Amenities & Main Line Station

River Walks

Arranged Over Three Floors

Kitchen / Dining Room / Sitting Room

Freehold Property

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

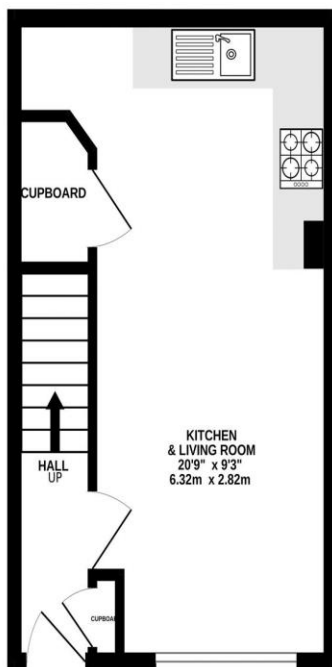
Maintenance Charges -£797.16

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

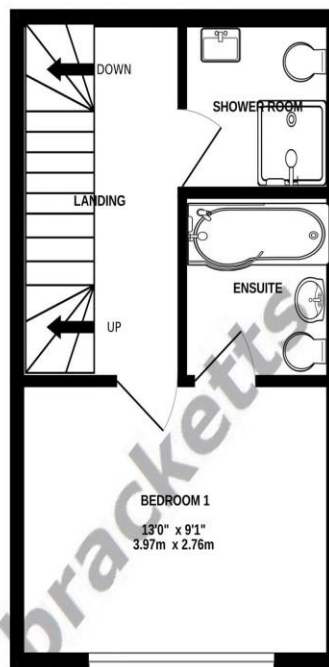


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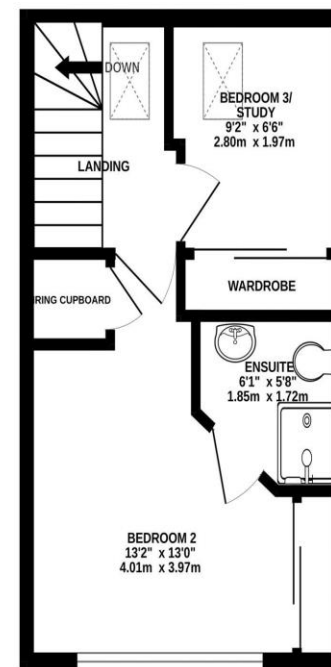
GROUND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



2ND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



WHITEFRIARS WHARF, TONBRIDGE

TOTAL FLOOR AREA : 811 sq.ft. (75.4 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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