



Riverside Court, Lyons Crescent, Tonbridge, Kent, TN9 1EZ

Guide Price £168,000

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Asking Price: £240,000/70% discounted Value £168,000. Ground floor two bedroom over 55 retirement apartment, within a well-designed development just off the High Street. These sought after ground floor apartments rarely come to the open market. They were built in the late 1980's and have gas central heating and double glazing. Internally comprising entrance hall, bathroom, two bedrooms, sitting room over looking communal gardens, and fitted kitchen. Externally there is a small patio. There is also residents private parking. In addition, there is also a communal residents lounge, laundry room and 24-hour alarm call system and Scheme Manager (restricted hours). NOTE: The purchaser will be buying a 100% interest in the leasehold property, which only allows the property to be bought and sold for a re-sale value of 70% of the full market value, which in this case is £168,000. The monthly service charge covers upkeep of all communal areas including the pathways and the communal garden areas. Purchasers must be over 55, retired or in receipt of a pension and will need to be approved by Hyde Housing. Riverside Court is within very close proximity to the centre of Tonbridge to access to a range of shops, cafes and restaurants. Nearby are the mainline station, Tonbridge Castle and adjacent sports fields with a swimming complex, outdoor bowls, tennis courts etc.

Ground Floor Retirement Apartment

Two Bedrooms

Kitchen

Living Room / Dining Room

Bathroom

Residents Lounge

Residents Parking

Close Proximity To High Street

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 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:

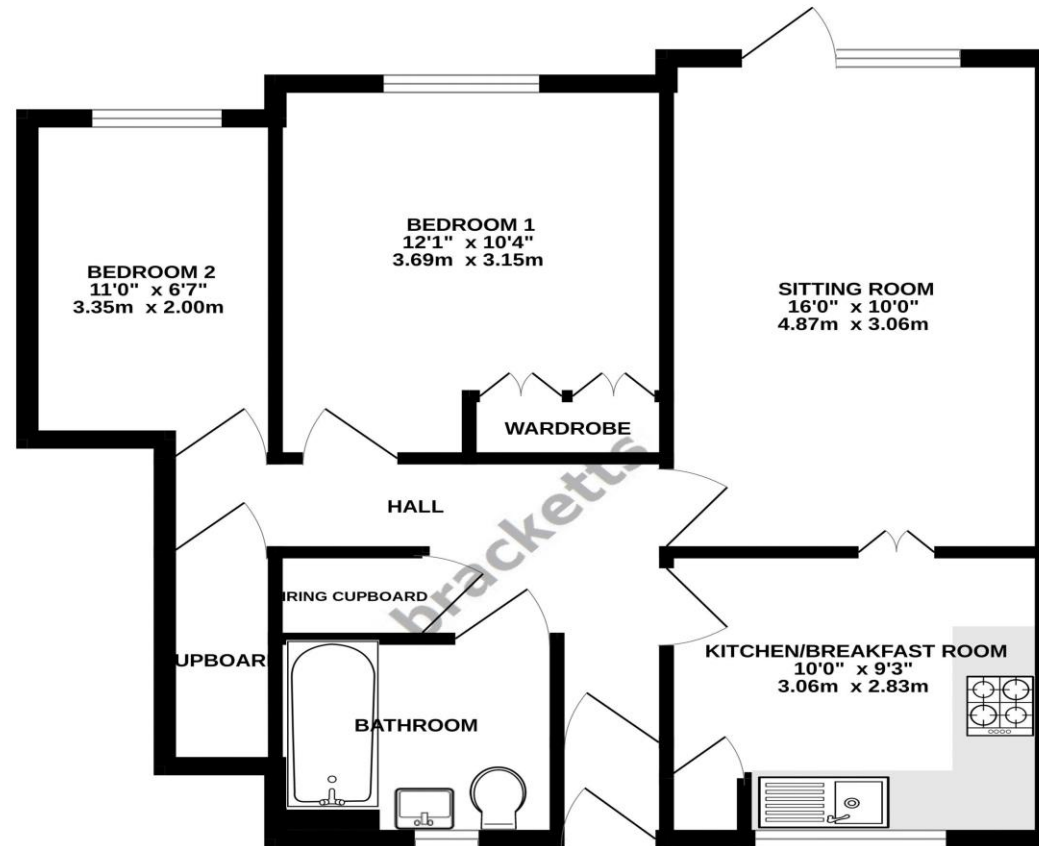
- Council Tax Band C
- Double Glazed Windows
- Lease Hold Information – New 99 year lease on completion of sale.
- Maintenance Charges - £2,095.68pa



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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GROUND FLOOR
603 sq.ft. (56.1 sq.m.) approx.



RIVERSIDE COURT LYONS CRESCENT TONBRIDGE

TOTAL FLOOR AREA : 603 sq.ft. (56.1 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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