



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

Guide Price £175,000

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Asking Price: £250,000/70% discounted Value £175,000. First Floor Retirement Apartment, within a well-designed development just off the High Street and therefore within walking distance of a range of shops, restaurants etc., It is also accessible to Tonbridge Castle, gardens and sports ground which the facilities include an indoor/outdoor swimming complex, outdoor bowls, tennis courts etc. The property comprises entrance hall with stairs leading up, kitchen, bathroom, lounge / dining room and two bedrooms with views over the gardens. 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 £175,000. Service charge, which covers upkeep of all communal areas including the upkeep of pathways & communal garden areas. Purchasers must be retired and in receipt of a pension and will need to be approved by Hyde Housing.

Retirement Apartment

First Floor

Two Bedrooms

Kitchen

Living Room / Dining Room

Bathroom

Town Centre Location

Communal Gardens

Residents Lounge & Laundry
Room

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 C

Double Glazed Windows

Lease Hold Information: New 99 year lease on completion of purchase.

Maintenance Charges: £2172.24pa

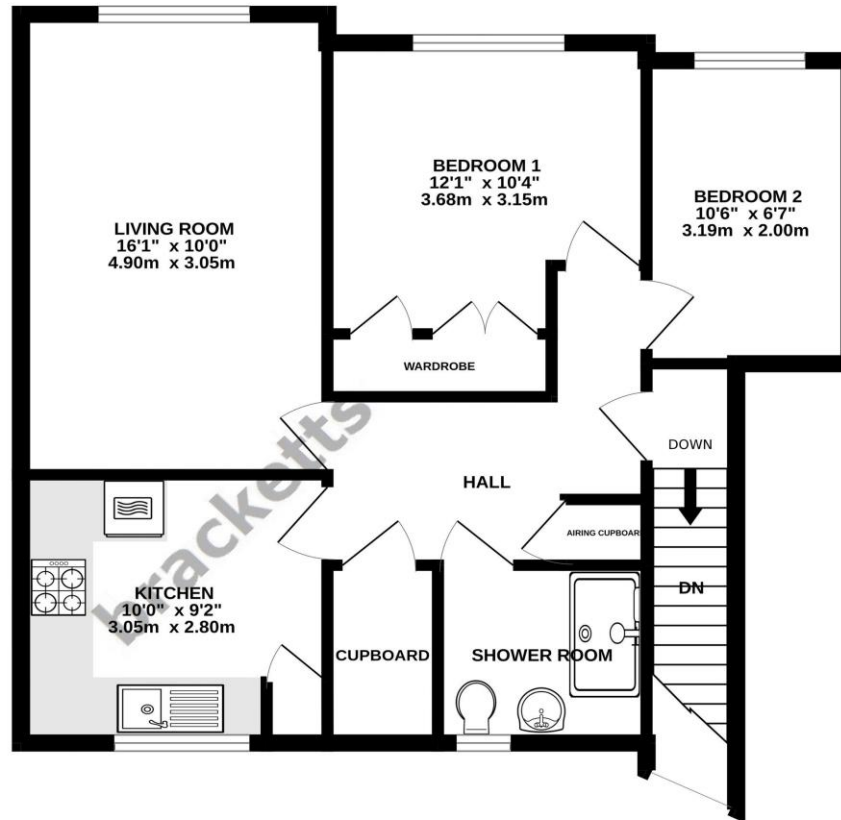
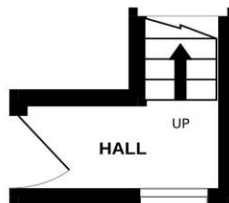


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.

GROUND FLOOR
31 sq.ft. (2.9 sq.m.) approx.



RIVERSIDE COURT, TONBRIDGE

TOTAL FLOOR AREA : 642 sq.ft. (59.6 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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