



**WOOD &
PILCHER**

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- Top floor Apartment
- Two Bedrooms
- Very Well Presented
- Open Plan Reception/Kitchen
- Under-Croft Parking Space
- Energy Efficiency Rating: B

Crabapple Road, Tonbridge

£230,000

woodandpilcher.co.uk



Flat 23, 9 Crabapple Road, Tonbridge, Kent, TN9 1FW

Presented in excellent order throughout is this bright and spacious top floor flat in a popular riverside development. Situated just 0.5 miles from the town centre and its array of independent shops, restaurants, and bars as well as the train station the property enjoys lovely views over the river and offers two good size bedrooms, excellent entertaining space with an open plan kitchen/ living and dining room as well as a lovely bathroom and the addition of an allocated parking space. Being sold NO CHAIN.

Secure entry door with intercom, stairs and lift to top floor, communal landing leading to front door.

ENTRANCE HALL:

Radiator, two storage cupboards one housing fuse box, smoke alarm, radiator.

LOUNGE:

Side aspect double glazed window, radiator, carpeted floor.



KITCHEN:

Two front aspect double glazed windows, wall and floor cupboards with drawers and wood effect work surface over, four ring gas hob, 'Zanussi' electric oven, extractor above, 1½ bowl sink unit with draining board, wood effect lino flooring, radiator, fitted fridge freezer, ceiling spotlights, carbon monoxide and smoke detector, 'Ideal' combi boiler, fitted 'Electrolux' washing machine.

BEDROOM:

Side aspect double glazed window, radiator, carpeted floor.

BEDROOM:

Front aspect double glazed window, radiator, carpeted floor.

BATHROOM:

Low level WC pedestal hand wash basin, white panel bath with mixer tap with glass shower screen and wall mounted mixer tap shower, tiled walls, heated towel rail, extractor fan, shaver socket, lino flooring.

TENURE:

Leasehold

Lease - 125 years from 1st September 2014

Service Charge – from 1st April 2024 it will be £159.92 per month and payable to Moat

Ground Rent – currently £150 per annum

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

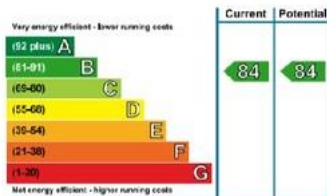
COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511311





Approx. Gross Internal Area 780 ft² ... 72.4 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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