



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Top Floor Apartment
- Two Bedroom
- Semi Open Plan Lounge/ Kitchen
- Modern Fitted Bathroom
- Allocated Parking
- Energy Efficiency Rating: B

Crabapple Road, Tonbridge

GUIDE £230,000 - £250,000

woodandpilcher.co.uk



Flat 16, 8 Crabapple Road, Tonbridge, Kent, TN9 1FT

In excellent order this is a bright top floor flat in a secure block that forms part of a popular riverside development, that is also adjacent to a handy retail park. The town centre is only approximately 0.5 mile away with its array of independent shops, restaurants, and bars as well as the train station. The property enjoys lovely views over the surrounding area and offers two good size bedrooms, a kitchen area leading to a cosy lounge, and modern bathroom. There's also the benefit of an allocated parking space.

Entry phone to lobby, stairs, lift to top floor apartment.

ENTRANCE HALL:

Front door from communal landing, telephone point, radiator, two fitted storage cupboards, one housing hot water tank, wall mounted thermostat, carpeted floor.

BEDROOM:

Side aspect double glazed window, wall mounted thermostat, radiator, carpeted floor.



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BATHROOM:

Low level W.C, pedestal hand wash basin, panel bath with glass shower screen, mixer tap and wall mounted shower, tiled splashbacks, extractor, heated towel rail, lino floor.

KITCHEN:

Side aspect double glazed window, radiator, fitted wall and floor cupboards and drawers, with worksurfaces over, Zanussi four ring gas hob, extractor above, fitted 'Zanussi' oven, combi boiler housed in cupboard, fitted fridge/freezer, fitted washing machine, wood effect lino, ceiling spotlights, smoke alarm.

LOUNGE:

Front and side aspect double glazed windows, carpet, double radiator, T.V. point.

TENURE:

Leasehold

Lease - 125 years from 1.9.2014

Service Charge - £232.64 per month

Ground Rent - £150.00 per year

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:

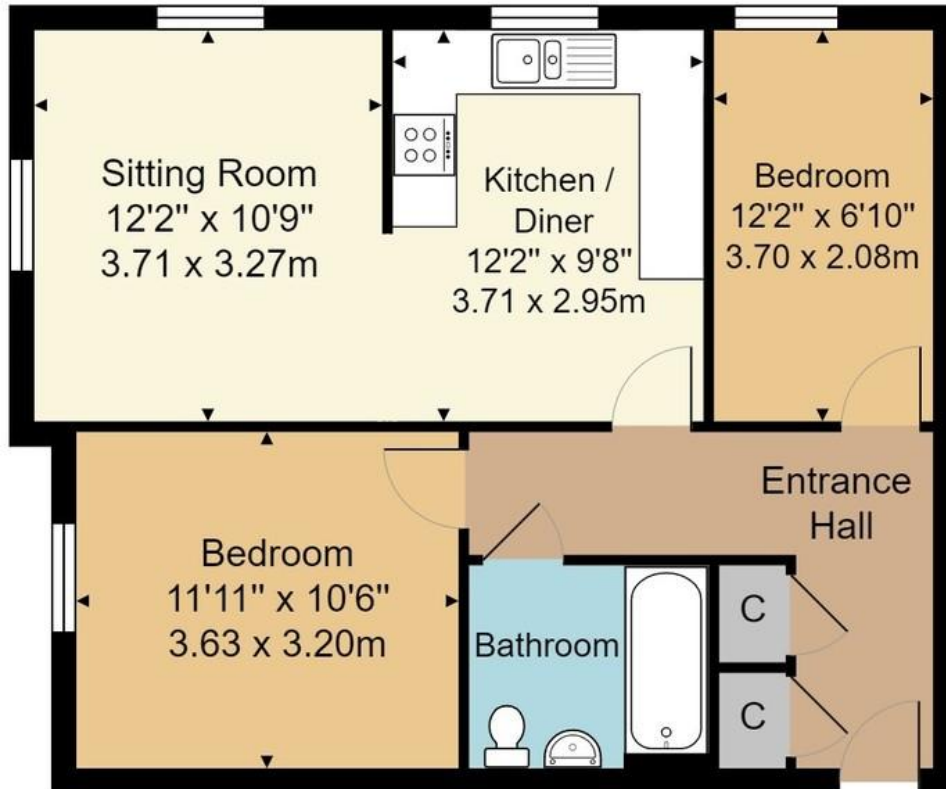
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VIEWING:

By appointment with Wood & Pilcher 01892 511311



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 630 sq. ft / 58.6 sq. m

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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