



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Ground Floor Flat
- Two Bedrooms
- Spacious Lounge with Balcony
- Modern Shower Room
- Parking
- Energy Efficient Rating: D

**Chiltern Way, Tonbridge**

**£365,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



**31 Chiltern Way, Tonbridge, Kent, TN9 1NQ**

Situated in a well-regarded part of town, and being within walking distance of local shops, transport links and amenities is this well presented two-bedroom maisonette. You step through your private entrance into a porch, and then into the spacious sitting/ dining room. There are doors from the dining area opening to the balcony which affords a view over the communal gardens. The kitchen is well fitted and has space for all the expected appliances as well as a door to the gardens. Moving through the property into a rear lobby where there is a large understairs cupboard, handy for storage and from here to the main bedroom, which is a great size, as well as a further second bedroom. The modern shower room was re-done by the current owner has a step in double shower cubicle with a fixed seat (can be removed) and handrail for additional support. There is plenty of parking on a first come first served basis and the area is quiet yet neighbourly. The property is being sold with NO CHAIN and we highly recommend a viewing.

Glazed entrance door into:

**ENTRANCE HALL:**

Radiator, phone point, glazed door into:



**LOUNGE/DINER:**

Front aspect double glazed window, TV point, glazed double door to bedroom areas.

**Diner:**

Double glazed double door onto balcony, radiator, thermostat.

**KITCHEN:**

Rear aspect double glazed window, double glazed door to garden, fitted with floor & wall cupboards and drawers with contrasting work surface, tiled splashbacks, electric hob and eye level double oven, space for washing machine, integrated fridge freezer, 1½ sink unit with mixer tap and drainer, wall mounted combi boiler, radiator.

**REAR LOBBY:**

Large understairs cupboard.

**BEDROOM:**

Front aspect double glazed window, parquet floor, radiator.

**BEDROOM:**

Rear aspect double glazed window, radiator.

**SHOWER ROOM:**

Large step in shower cubicle with fitted seat and handrail, thermostatic controls with wall mounted shower attachment, tiled walls, basin vanity unit with mixer tap, WC with concealed cistern, tiled floor, radiator, extractor.

**OUTSIDE FRONT:**

Small section of garden to front, parking (this is on first come first serve basis).

**OUTSIDE REAR:**

Communal rear garden.

**SITUATION:**

The property is situated in the vibrant town of Tonbridge which offers a mixture of bars, restaurants, shops and of course Tonbridge train station offering fast and frequent services to central London. The town is well served regarding schooling for all ages with a wide range of primary, secondary, grammar and a number of public schools. Recreational facilities in and around Tonbridge include Haysden country park, rowing and river activities, Tonbridge indoor/outdoor swimming pools, Angel leisure centre, the annual summer carnival; plus the historic Tonbridge castle which offers many more activities and numerous popular yearly events.

**TENURE:**

Leasehold.

Lease - 189 years from 04.11.1963

Service Charge - currently £216.34 per half year

Ground Rent - currently No ground rent

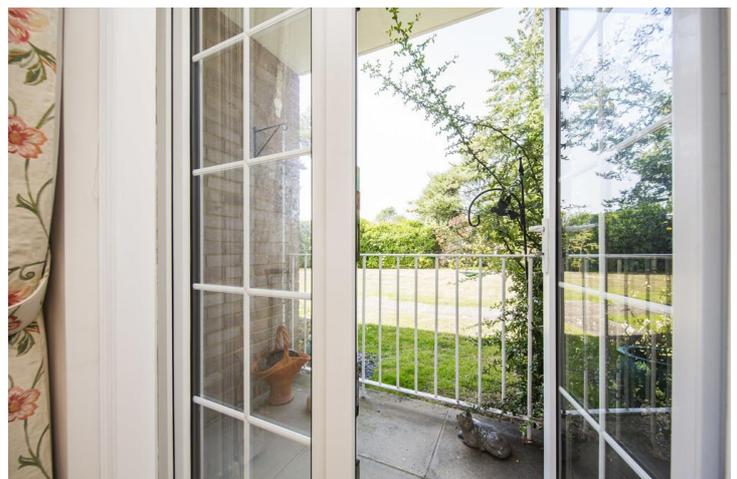
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

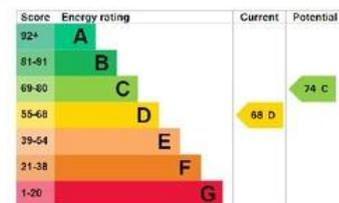
**COUNCIL TAX BAND:**

D.

**VIEWING:**

By appointment with Wood & Pilcher 01892 511311





Approx. Gross Internal Area 883 ft<sup>2</sup> ... 82.0 m<sup>2</sup>

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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