



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Top Floor Apartment
- Two Bedrooms
- Ensuite & Family Bathroom
- Allocated Parking
- Walking Distance to Town & Station
- Energy Efficiency Rating: C

Bordyke, Tonbridge

GUIDE PRICE £275,000- £300,000

woodandpilcher.co.uk



Flat 4, 19 Bordyke, Tonbridge, Kent, TN9 1NW

This bright & airy apartment is situated on the top floor of a period building with just three other apartments. It is very well presented throughout and ready to move into.

There is a communal entrance with stairs to the top (third) floor with one apartment per floor. Stepping into the entrance hall there is a telephone entry system. At the front of the property is the open plan living space with areas for the living room, dining room and kitchen.

The kitchen is fitted with shaker style units and has space for a fridge/ freezer and washing machine as well as ample cupboards. The main bedroom is a large double room with built in wardrobes, and access to the ensuite shower room which is modern and well finished. The second bedroom is smaller but also with a fitted wardrobe and there is a separate family bathroom fitted with a bath and shower attachment.

Externally there is an allocated parking space as well as visitors parking.

The property is situated in the highly desirable Bordyke area of town, being within a short walk of the station, town centre, river walks and industrial estate. We highly recommend a viewing, especially as it is being sold NO CHAIN.

Covered entrance hall, stairs to second floor.



ENTRANCE HALL:

Wood front door, telephone entry system, wood floor.

BATHROOM:

Panel enclose bath with mixer tap and handheld attachment, WC, pedestal hand wash basin, tiled splashbacks, tiled floor, extractor, heated towel rail.

BEDROOM:

Rear aspect double glazed sash window, radiator, built in wardrobe.

BEDROOM:

Front aspect double glazed sash window, radiator, built in wardrobe, ceiling spotlights.

EN-SUITE:

Rear aspect frosted double glazed sash window, corner shower cubicle with electric shower, WC, pedestal hand wash basin, tiled splashbacks, tiled floor, heated towel rail, extractor.

LOUNGE AREA/DINER:

Three front aspect double glazed sash windows, two radiators, TV and phone point, ceiling spotlights.

KITCHEN:

Side aspect frosted double glazed sash window, fitted with cream 'Shaker' style floor and wall cupboards and drawers with contrasting work surface, gas hob, electric oven, stainless steel extractor hood, 1½ sink unit with mixer and drainer, tiled splashbacks, space and plumbing for washing machine and fridge freezer, ceiling spotlights, wood floor, wall mounted combination boiler.

OUTSIDE:

Off road parking for one vehicle and two visitors spaces closet to the building, use of shared shed/bicycle store.

SITUATION:

The property is situated in the vibrant town of Tonbridge which offers an eclectic 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 with a share of the Freehold

Lease - 125 years from 24.6.2008

Service Charge - currently £75 pcm

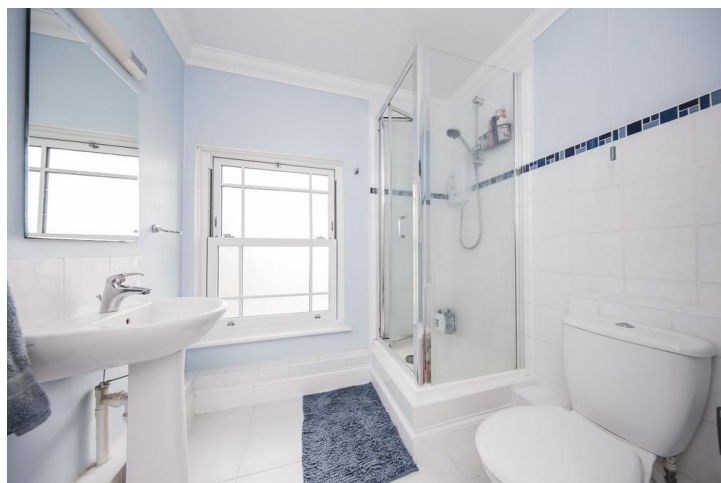
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

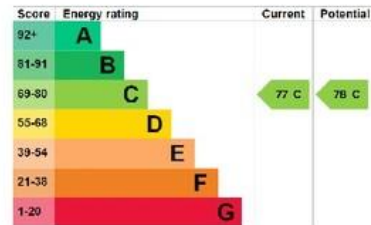
COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511311





Approx. Gross Internal Area 671 ft² ... 62.4 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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