



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Fifth Floor Apartment
- Two Double Bedrooms
- Modern Family Bathroom
- Private Balcony
- Allocated Parking available
- Energy Efficiency Rating: B

**Ashbys Point, Tonbridge**

**£260,000**

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



**502 Ashbys Point, Walters Farm Road, Tonbridge, TN9 1FR**

A well presented two double bedroom apartment with open plan lounge/ kitchen with private balcony situated in central Tonbridge.

Situated in a central town location being just minutes walk from local shops, the main line station with fast & frequent services to London and the Coast as well as being right on Tonbridge river and by the Castle is this well presented two double bedroom apartment.

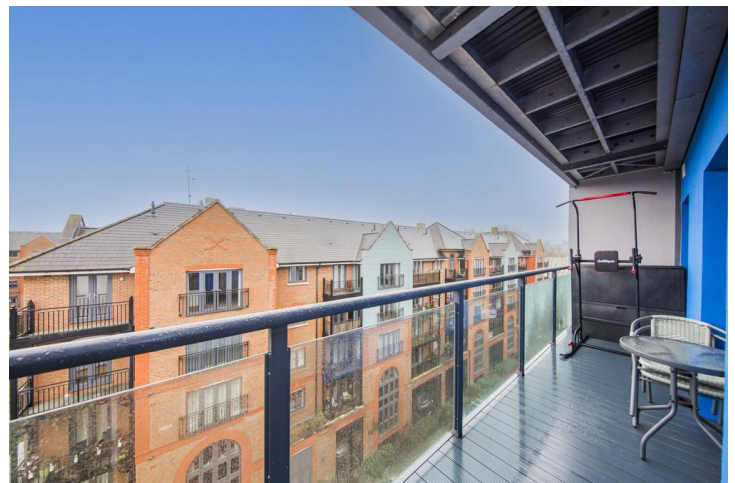
There is a spacious and recently redecorated communal entrance hall with letterboxes for all apartments as well as stairs to all floors, and a lift.

The property itself has a good size entrance hall with large cloaks cupboard and a further cupboard housing a combination boiler serving heating and hot water. The kitchen/ sitting room is a good size with space for a table & chairs as well as offering all integrated appliances and ample cupboard and drawer space.

There are double glazed doors opening to a private balcony which runs the length of the apartment.

Both bedrooms are good size double bedrooms and there is a modern family bathroom.

The property is being sold with the benefit of NO CHAIN.



**COMMUNAL ENTRANCE HALL:**

Letterboxes, stairs and lift to all floors.

**ENTRANCE HALL:**

Video entryphone, radiator, cloaks cupboard and further cupboard housing boiler.

**KITCHEN:**

Comprising a range of wall and floor cupboards and drawers with contrasting worksurface and riser, integrated fridge/ freezer, washing machine and dishwasher, halogen hob with extractor hood above and electric oven underneath, sink unit with mixer tap and drainer, extractor, laminate floor.

Open to sitting room

**SITTING ROOM:**

Double glazed door to balcony and double glazed window, radiator, TV point.

**BEDROOM:**

Double glazed window to rear, radiator.

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Double glazed window to rear, radiator.

**BATHROOM:**

Bath with mixer tap and hand held shower attachment, hand wash basin with mixer tap, WC, tiled walls, laminate floor, extractor, ceiling spotlights.

**BALCONY:**

Glass balustrade

**OUTSIDE REAR:**

All allocated parking is available in the undercroft at an additional cost.

**TENURE:**

Leasehold

Lease - 125 years from 31 March 2017

Service Charge - currently £1,485.27 per annum (of which £399.60 p/a is a contribution to the sinking fund)

Ground Rent Included in Service Charge

Parking available at an additional cost TBC

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

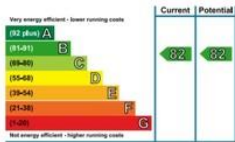
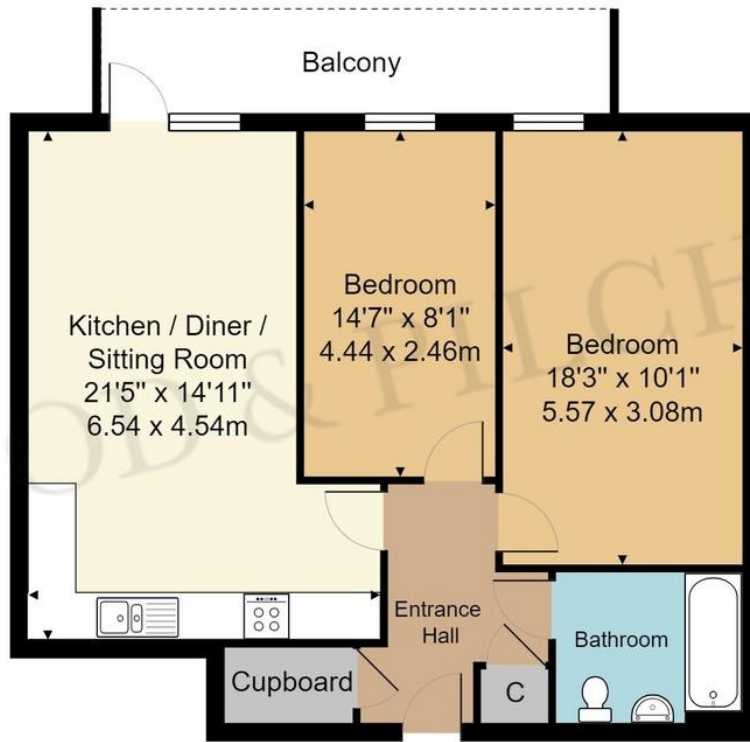
**COUNCIL TAX BAND:**

C

**VIEWING:**

By appointment with Wood & Pilcher 01892 511311





Approx. Gross Internal Area 724 ft<sup>2</sup> ... 67.2 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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