



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 3 Bedroom Split Level Apartment
- En-Suite & Family Bathroom
- Far Reaching Views
- Chain Free
- Allocated Parking
- Energy Efficiency Rating: D

**Avebury Avenue, Tonbridge**

**GUIDE £375,000 - £400,000**

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

## 46 Avebury Avenue, Tonbridge, TN9 1TQ

This very well presented three-bedroom split level apartment, just 0.5 miles from the town centre, is a must view. Enjoy far reaching views of the river Medway and surrounding greens on your own private balcony before a short walk into the vibrant town centre. This property is perfectly located for someone looking to be within easy reach of the mainline station with direct links to London but also within yards of beautiful and tranquil river walks. The accommodation comprises a spacious entrance hall, master bedroom with en-suite, two further double bedrooms, family bathroom and open plan kitchen diner. On the next floor you will find a fabulous double aspect living room with direct access to your own private terrace. There is also a conveniently allocated off street parking space. Presented in good condition throughout this is an ideal first purchase or investment property.

Door into spacious entrance hall with under stairs storage

### **KITCHEN/DINING ROOM:**

Double aspect feature with wooden flooring and pleasant leafy and river views. Space for a table and chairs. Kitchen has a range of high/low cabinets and dark worksurfaces. Integrated fridge/freezer, dishwasher, washing machine, fan oven and four ring electric hob.

### **BEDROOM:**

Double bedroom with wide window allowing lots of natural light. Wood style flooring and space for bedroom furniture.

### **EN-SUITE:**

Well presented with walk-in shower, WC and wash basin.

### **BEDROOM:**

Double bedroom with window to front, wood style flooring and space for bedroom furniture.

### **BEDROOM:**

Double bedroom situated at rear of the apartment. Wooden style flooring, two windows with pleasant views and space for bedroom furniture.



**FAMILY BATHROOM:**

Well presented to include bath with shower attachment, WC and wash basin with fitted storage beneath.

Stairs leading to top floor

**SITTING ROOM:**

Large room with wooden flooring and ample space for sofas and further furniture. Lots of natural light through roof lights, rear windows and patio door. Large fitted eaves storage and secondary entrance door from communal areas if desired.

**BALCONY:**

Decked balcony with lovely elevated views over the park and river.

**SITUATION:**

The property benefits from its South Tonbridge location, being within close proximity to the vibrant high street with its mix of shops, restaurants and bars, the mainline station offering fast & frequent services to all London Stations, and local primary, secondary and grammar schools.

**TENURE:**

Leasehold with a share of the Freehold

Lease - 999 years from 1 June 1999

Service Charge - currently £2040.00 per year

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:**

C

**VIEWING:**

By appointment with Wood & Pilcher 01892 511311

**ADDITIONAL INFORMATION:**

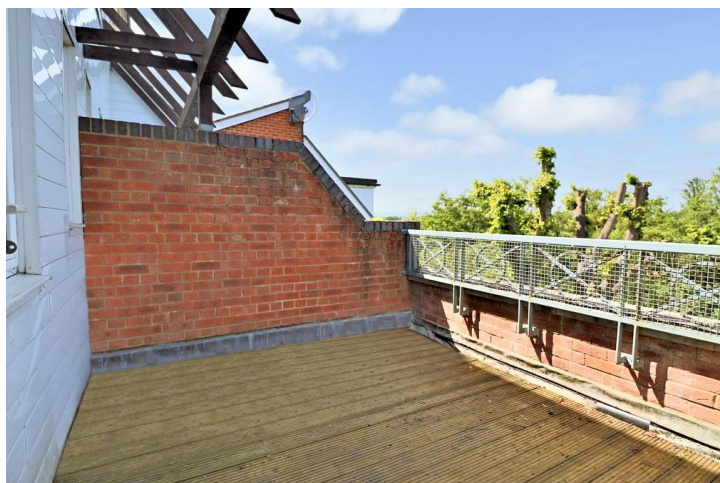
Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

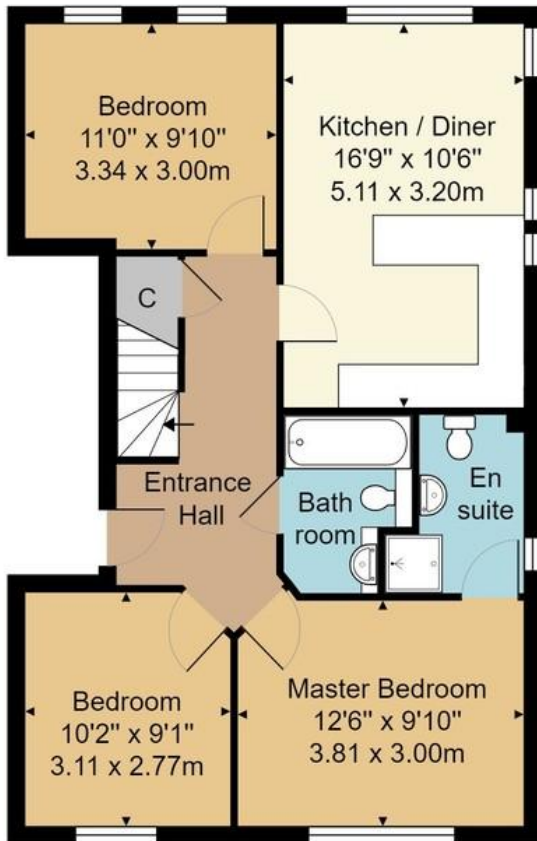
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Electricity & Drainage

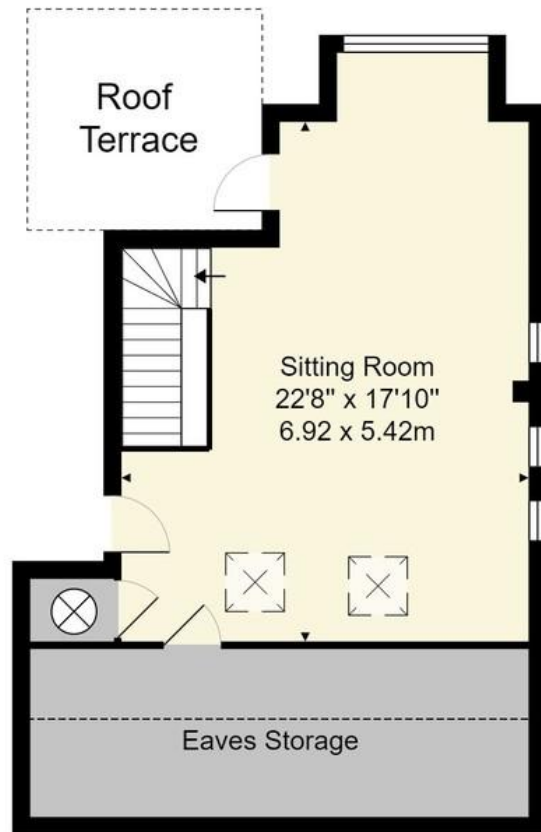
Heating - Electric



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



**Second Floor**



**Third Floor**

Approx. Gross Internal Area 1266 ft<sup>2</sup> ... 117.6 m<sup>2</sup>  
(Incl. Eaves Storage)

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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 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
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