

# Waterside Reach, Tonbridge





**Orchid Court  
Waterside Reach  
Tonbridge  
Kent  
TN9 1SA**

- 3 bedroom luxury apartment
- En-suite & fitted wardrobes to master bedroom
  - Open plan kitchen/dining/living area
  - Integrated top brand appliances to kitchen
    - Two balconies
  - 5\* Home Builder Redrow
- Just 33 minutes from London via a direct train

**Price £379,995 including stamp duty paid by developer**  
**Leasehold**



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Also at 27-29 High Street, Tunbridge Wells, Kent  
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\*Door handed to plots 119.

### TYPE 18 APARTMENTS

Plots 119, 141, 163, 183 & 193

Kitchen/Living/ Dining Area	7.69m x 4.81m	25'2" x 15'9"
Master Bedroom	3.55m x 3.01m	11'7" x 9'10"
Bedroom 2	3.59m x 3.14m	11'9" x 10'3"
Bedroom 3	3.14m x 2.52m	10'3" x 8'3"

### Waterside Reach

Charming and friendly, the historic market town of Tonbridge in Kent already has a great deal to offer its residents - and following exciting redevelopment proposals put forward in October 2013, it could soon have even more.

Set right in the heart of the town, our Waterside Reach development offers a stunning selection of 1, 2 and 3 bedroom apartments from Redrow Homes. All of our homes are within walking distance of an excellent range of local amenities, and are also just 33 minutes from London via a direct train, making it perfect for commuters or those looking for additional entertainment.

### Redrow

Redrow is one of the UK's leading residential and mixed-use property developers, aiming to be the developer of choice for customers, colleagues, land-owners, suppliers, subcontractors and investors. The company has a reputation for imaginative design, build quality and customer service, with the skills needed to complete a wide range of developments - from large greenfield sites to complex brownfield regeneration schemes.

Redrow has an extensive track record of acquiring brownfield and greenfield land without permission, then successfully steering it through the planning system so as to gain the relevant permissions for residential and mixed use developments. These include major urban extensions, new villages and sites ranging from 50 to over 2,000 homes.

We have our own in-house team of planning, technical and legal experts, and we have established long-term relationships with key partners outside the company. These agencies frequently assist in the promotion and delivery of major development schemes, ensuring maximum value for landowners.

### Shopping

Waterside Reach residents will have all the shops they need within walking distance of the development, as Tonbridge High Street is just 200 metres away. The nearby Saturday market is packed with bargains, and the town boasts Waitrose and Sainsbury's supermarkets in addition to a range of convenience stores.

Other high street and upmarket shops are planned as part of proposed developments in the area. Nearby Tonbridge Wells caters for more extensive shopping trips, with Royal Victoria Place a particularly popular shopping area. The popular Bluewater mall is 40 kilometres away and London's Oxford Street is just a short train journey away.

### Dining

Dining options within Tonbridge itself are somewhat limited, but set to improve as part of the town's redevelopment plans.

The Olive Room is among the popular options and pubs in and around the town offer a relaxed dining experience. Tonbridge Wells offers additional dining options, with most of its restaurants in the High Street area and on Mount Pleasant in the town centre.

Traditional British, French, Indian, Japanese and Nepalese cuisine are among those available in the town's restaurants. There are pubs serving good food in and around the town.

### Leisure

There are large green areas close to the development and the area immediately south of the town is essentially all woodland. A host of local sports clubs and societies cater to all ages, tastes and abilities, with athletics, cricket, swimming and canoeing among the activities participated in by locals.

Angel Leisure Centre provides facilities for a range of activities and there are also many golf clubs to choose from. The town's two theatres (The Oast Theatre and The Hoppers) provide entertainment, as does the multi-screen Odeon cinema in nearby Tunbridge Wells.

A new cinema forms part of redevelopment plans for Tonbridge. The beautiful Haysden Country Park, the medieval Tonbridge Castle and the charming Spa Valley steam railway are among the attractions in the town. Driving experiences are available at Brands Hatch.

### Amenities

Doctors and dentists can be found within walking distance of the development. Warders Medical Centre and Tonbridge Medical Group provide medical services, while dental support can be found at Tonbridge Dental Centre and the Community Dental department.

Tonbridge Cottage Hospital, located on Vauxhall Lane, is an NHS facility which offers rehabilitation care. The River Centre is a major community facility in the town and is used as a community centre, church and conference centre. Banks can be found on the High Street.

There is a police station, a post office, and all of the other facilities that you would expect in a small town.

### Transport

Tonbridge is located 8 kilometres north of Royal Tunbridge Wells and just 20 kilometres from both the M25 and M20. Sevenoaks and Maidstone are within easy reach, and London is just 65 kilometres away.

Tonbridge Station is within walking distance of the development. From there, there are regular services to London Bridge, London Waterloo East and London Charing Cross. There are also rail services to Hastings, Ashford and Redhill. Ariva Southern Countries operates a number of buses that pass through Tonbridge and link the town with Tunbridge Wells, Bromley, Sevenoaks, Willow Lea and Maidstone. The city is just 40 minutes away by train.

Eurostar trains are available from Ashford (60 kilometres away), and Gatwick airport is approximately 50 kilometres from Tonbridge.

### Education

Slade Primary School and St. Stephens Primary School are both conveniently located close to the development and are among the 15 primary schools in the town.

Tonbridge School is a major independent school for boys in the town. Local grammar schools include Tonbridge Grammar School, Weald of Kent Grammar School and the Judd School.

Hayesbrook School for boys is a specialist sports college while Hillview School For Girls and Hugh Christie Technology College provide additional secondary education options. The University of Kent has a small continuing education campus in the town, just a few hundred metres from the development.

### NEXT STEPS

Whether you can picture your perfect home or keeping your options open – searching for a new home is an exciting time. So take a look at our developments near you and enjoy finding a Redrow home to suit you. To talk to someone about NewBuy just register your interest or visit your preferred development and one of our Friendly Sales Team will be on hand to help.

### How to get there:

**From the M25:** Join the A21 towards Sevenoaks/Hastings. Merge on to Quarry Hill Rd/A26 and go through one roundabout. At the roundabout take the first exit on to Quarry Hill Rd/B2260. At the roundabout take the second exit on to Vale Rd and go through one roundabout. Turn left on to Avenue Du Puy. At the roundabout take the first exit on to Sovereign Way. Turn left on to Sovereign Way. Continue on to Botany where Waterside Reach is located.

**From the M20:** At junction 2 take the A20 exit to B2016/A227/Paddock Wood/Gravesend/Tonbridge/Wrotham. At the roundabout take the third exit on to London Rd/A20. At the roundabout take the third exit and stay on London Road/A20. At the roundabout take the third exit on to A227. Turn right on to Western Rd/A227. Continue on to Sevenoaks Rd/A25. At the roundabout take the second exit on to Borough Green Rd/A227 and go through two roundabouts. Continue on to High St/B2260. Turn left on to Medway Wharf Road. Take first right on to Sovereign Way. Take the first right and stay on Sovereign Way where Waterside Reach is located.

### IMPORTANT NOTE:

**Property Misdescriptions Act: BRACKETTS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:**

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
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- (v) Whilst we endeavour to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.



One Bed Apartment Style





Two Bed Apartment Style Variation Two



