



WOOD & PILCHER



- New Build
- Age-Restricted Apartment
- Two Bedrooms
- Located On The Second Floor
- Attractive Communal Grounds
- EPC GRADE B

St. Giles Lodge, Tonbridge

£471,950

woodandpilcher.co.uk



**St Giles Lodge, Shipbourne Road,
Tonbridge, Kent, TN10 3DJ**

**Entrance Hall - Shower Room - Two Bedrooms -
Living Space - Kitchen - Communal Gardens &
Residents Lounge**

Brand new luxury two bedroom age-restricted apartment. Set on the second floor of a lift-serviced building in a prestigious development with a house manager, attractive communal grounds and the peace of mind that comes with buying from a WhatHouse? award winning builder.

ENTRANCE HALL

Electric radiator, entry system, storage and airing cupboards.

LIVING ROOM

Double glazed window, electric radiator.



KITCHEN

Range of eye and base level units incorporating single drainer stainless steel sink unit with mixer tap; built-in Zanussi induction hob with extractor fan over and Zanussi oven; integrated fridge and freezer.

BEDROOM

Double glazed window, electric radiator, built-in wardrobes.

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Double glazed window, electric radiator.

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. Recreational facilities in and around Tonbridge include the Indoor Bowls Club, Haysden country park, 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.

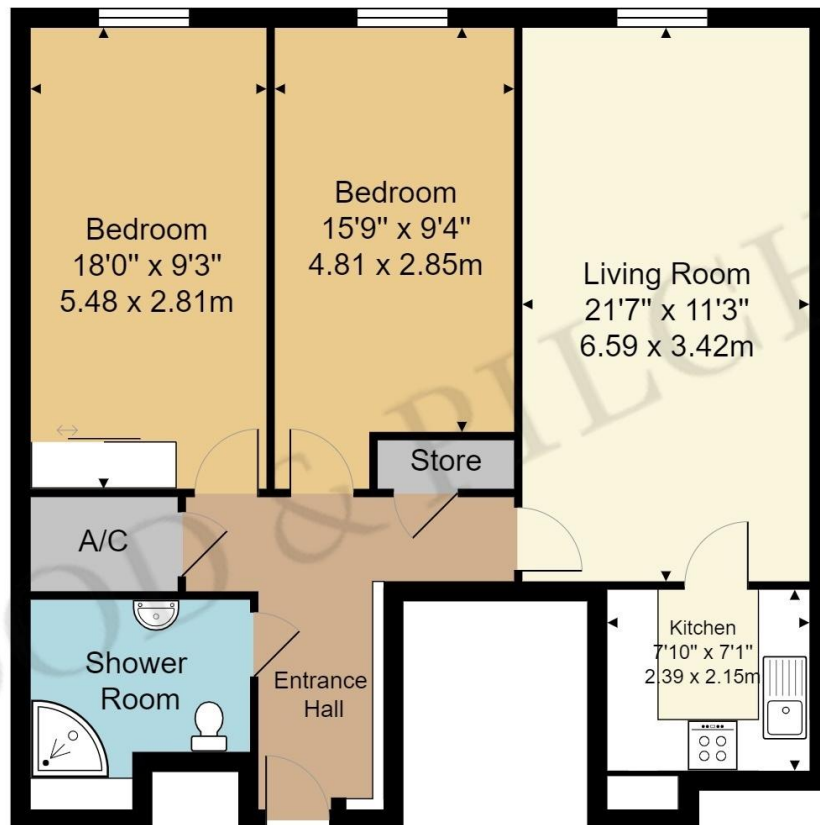
TENURE

Leasehold.

VIEWING

By appointment only with Wood & Pilcher on 01732 351135.





Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential
	84	84

Approx. Gross Internal Area 819 ft² ... 76.1 m²

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