



Ibbett Mosely

Avebury Avenue, Tonbridge TN9 1TQ



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Modern Ground Floor Apartment close to Tonbridge High Street and Railway Station with pleasant views over the river, park and playing fields offering vacant possession

- SPACIOUS LOUNGE/DINING ROOM
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING SPACE
- OFFERING VACANT POSSESSION
- WELL FITTED KITCHEN
- GAS FIRED CENTRAL HEATING
- VIEWS OVER RIVER AND PARK
- BATHROOM
- DOUBLE GLAZING
- GROUND FLOOR

GUIDE PRICE £300,000 - £325,000 Two bedroom ground floor apartment with breathtaking views over the river and perfectly located for commuters with the mainline station and vibrant High Street convenient from your front door. The accommodation comprises of a spacious entrance hall, master bedroom with further double bedroom, family bathroom and modern kitchen/breakfast room with space for a table and views over the river. There is an open plan living room with direct access to your own private terrace with outstanding views. Further benefits to notes for this fabulous apartment is that it also comes with allocated off street parking, secured entryphone system, a lease well in excess of 900 years, a shared of the freehold and the advantage of being sold with no onward chain. If you are after somewhere light and airy, centrally located and with outstanding views, wait no further and call us now to organise a visit!

Communal Entrance Hall

Short flight of stairs to the entrance of the flat

Entrance Hall

fitted with spy hole, radiator, door answering telephone, security control, laminate flooring, smoke alarm, central heating thermostat, security visor, double wardrobe cupboard with security installation and circuit breaker.

Sitting Room approx 21'4" x approx 12'3"

With radiator, telephone point and aerial points in the sitting area. Sliding patio doors to balcony overlooking the river. Balcony is partially covered and fitted with an outside light.

Dining Room

Radiator and an open area leading to a well fitted kitchen.

Kitchen

Well fitted with range of wall and floor cupboards, 1 1/2 bowl sink unit. Fan assisted Oven, four-ring gas hob and extractor, central heating boiler housed in wall cupboard, dishwasher, fridge/freezer and built in washing machine/dryer

Bedroom One approx 10'11" x approx 10'1"

With radiator, BT telephone point, aerial points, double built in wardrobe cupboard with mirrored doors, security visor.

Bedroom Two approx 11'0" x approx 8'5"

With radiator.

Bathroom

With panelled bath with tiled walls over and around forming a splashback for the shower. The bath is fitted with a Victorian telephone type shower/mixer tap and there is an independent shower also over with screen. Matching pedestal wash hand basin and low level wc suite, shaver point, extractor fan and radiator.

Outside

There is an Communal Car Park Allocated Space

Direction for finding the property

From these offices in Tonbridge High Street, proceed in a Southerly direction towards the Station. At the first small roundabout before the Station Approach, take the third exit off the roundabout into Avebury Avenue. The property will be found a short way down on the right hand side.

Agents Note

Leasehold Lease Start Date BETA 24 Apr 2000

Lease End Date BETA 01 Jun 2998

Lease Term BETA 999 years from 1 June 1999

Lease Term Remaining BETA 973 years

Service Charge we understand is £1,920 a year

Local Authority Kent

Council Tax Band: C Annual Price: £2,014

Conservation Area No Flood Risk Low

Floor Area 645 ft 2 / 60 m 2

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

21 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

The property is currently tenanted and will be offering vacant possession



Gross Internal Area (House): 59.13 sq.m (636.43 sq.ft)



Ground Floor

For Identification Purposes Only

Ibbett Mosely

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