

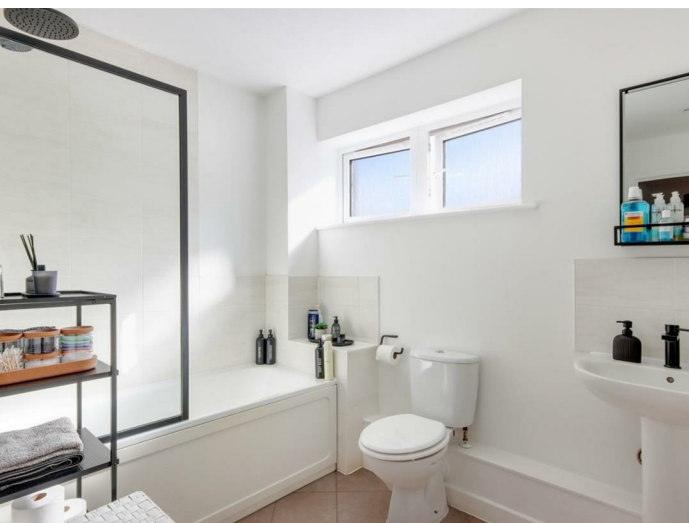


Ibbett Mosely

Taylor Close, Tonbridge TN9 2FE







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### A MODERN TOP FLOOR APARTMENT WITH VIEWS OVER TONBRIDGE AND BRIGHT OPEN PLAN KITCHEN/DINING/LIVING ROOM

**GUIDE PRICE: £209,995 LEASEHOLD**

- Modern Top Floor Apartment
- Allocated Parking Space
- Near to High Street & Station
- South Tonbridge Location
- Large Bathroom
- EPC - C
- Great Views
- Communal Gardens
- Council Tax - B

A modern top floor apartment situated close to Tonbridge high street and train station, a must view for first time buyers and investors!

#### DESCRIPTION

This modern apartment is situated on the 2nd floor and was built in 2014, it is only one of three apartments in the building. It comprises of a large bathroom, double bedroom and modern open plan kitchen/dining living space. The apartment benefits from wonderful views over the town as well as an abundance of natural light throughout.

Outside, communal grounds can be used and an allocated parking space is nearby.

#### LOCATION

Taylor Close is a quiet cul-de-sac situated on the sought-after south side of Tonbridge, within easy walking distance of the town centre. Tonbridge High Street offers a wide range of shops, cafés, restaurants and everyday amenities, with several well-regarded supermarkets also close by.

The area is particularly popular with families, benefitting from an excellent selection of primary and secondary schools, including highly regarded grammar and independent options. Tonbridge mainline station is easily accessible and provides fast, regular services to London Bridge, Charing Cross and

Cannon Street, making it ideal for commuters. There are also local bus routes nearby and convenient road access via the A21, connecting to the M25 and wider motorway network.

For leisure, residents can enjoy the open green spaces of Tonbridge Park and the River Medway, along with nearby countryside walks and recreational facilities.

#### LEASE DETAILS

Service Charge: £1200 per annum

Ground Rent: £291 per annum

Lease Length: 112 years









**Ibbett Mosely**

**TONBRIDGE 01732 351323**

**TONBRIDGE@IBBETTMOSELY.CO.UK**

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