

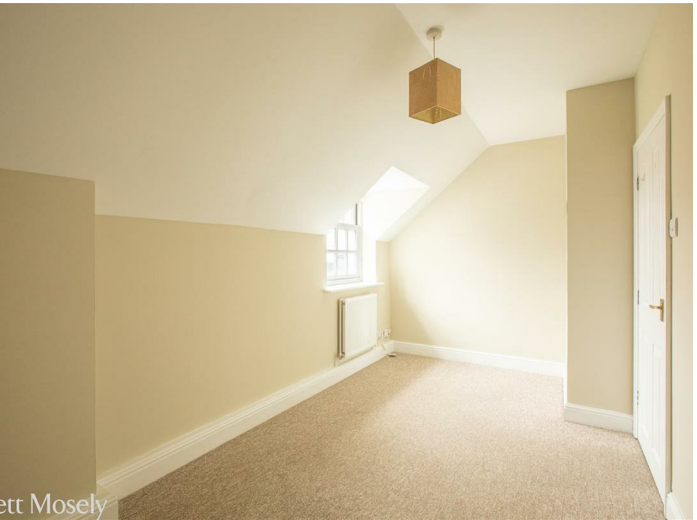
Lawsons Mews, Kinnings Row, Tonbridge TN9 1DY

Ibbett Mosely

CELEBRATING 125 OVER 125 YEARS







Lawsons Mews, Kinnings Row Tonbridge, TN9 1DY

Ideal First Time Purchase or investment with the rental figure of £1100 pcm Lawsons Mews is a Development Situated behind the High Street, within easy walking distance of the Shops and Main Line Station, with an Allocated Parking Space and recently redecorated with vacant possession

- SPACIOUS SITTING ROOM/DINING ROOM WITH FEATURE WINDOW
- FITTED KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- GAS FIRED CENTRAL HEATING
- ALLOCATED PARKING FOR ONE CAR
- ENTRY PHONE
- WALK TO HIGH STREET
- TOP FLOOR FLAT
- NO FORWARD CHAIN

Top Floor One Bed Flat offering NO CHAIN. Lawsons Mews is a Development Situated behind the High Street, within easy walking distance of the Shops and Main Line Station, with an Allocated Parking Space. Ideal First Time Purchase or investment with rental figure of £1100 pcm recently achieved.

ENTRANCE DOOR
To communal Hall and Stairway with mailbox and Entry Phone. Stairs to First Floor (shared) ,and stairs to Top Floor.

ENTRANCE HALL
With radiator, central heating thermostat, Entry Phone, coat hanging space, trap to loft and smoke alarm.

SITTING/DINING ROOM approx 16'7" max x approx 15' maxmax
With two radiators, skylights, TV and BT points, attractive floor to ceiling window, dining recess.

KITCHEN
Fully fitted with a range of wall and floor cupboards, work surfaces incorporating a Hygena four- ring gas hob, cooker below and extractor hood above, gas fired wall mounted central heating boiler, refrigerator and space for washing machine/dryer or dishwasher. Extensive tiled splash-backs, single bowl sink unit with mixer taps and draining board, radiator, skylight.

BATHROOM
With a matching suite in white, panelled bath with mixer tap and shower attachment, shower curtain and rail, pedestal hand wash basin, low-level WC suite, radiator, extractor fan, shaver point, extensive tiled splash-backs.

BEDROOM approx 13'6" x approx 8'
With radiator, BT and TV points.

OUTSIDE
The property has the benefit of an allocated single car parking space. . There is additional parking in a paid public Car Park close by, if required

AGENTS NOTE
Flood risk very low (<0.1 %)
30 + MBPS Fibre available
South East Water
We are advised that the new owner will purchase a share of the freehold via a management company which the freeholders will set up and details will follow shortly
Maintenance and Ground Rent TBV











Kinnings Row, Tonbridge



Second Floor
Approximate Floor Area
547 sq ft
(50.77 sq m)

Approximate Gross Internal Area = 50.77 sq m / 547 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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