Barnes Kingsnorth offices at:
16 High Street, **Pembury,** Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

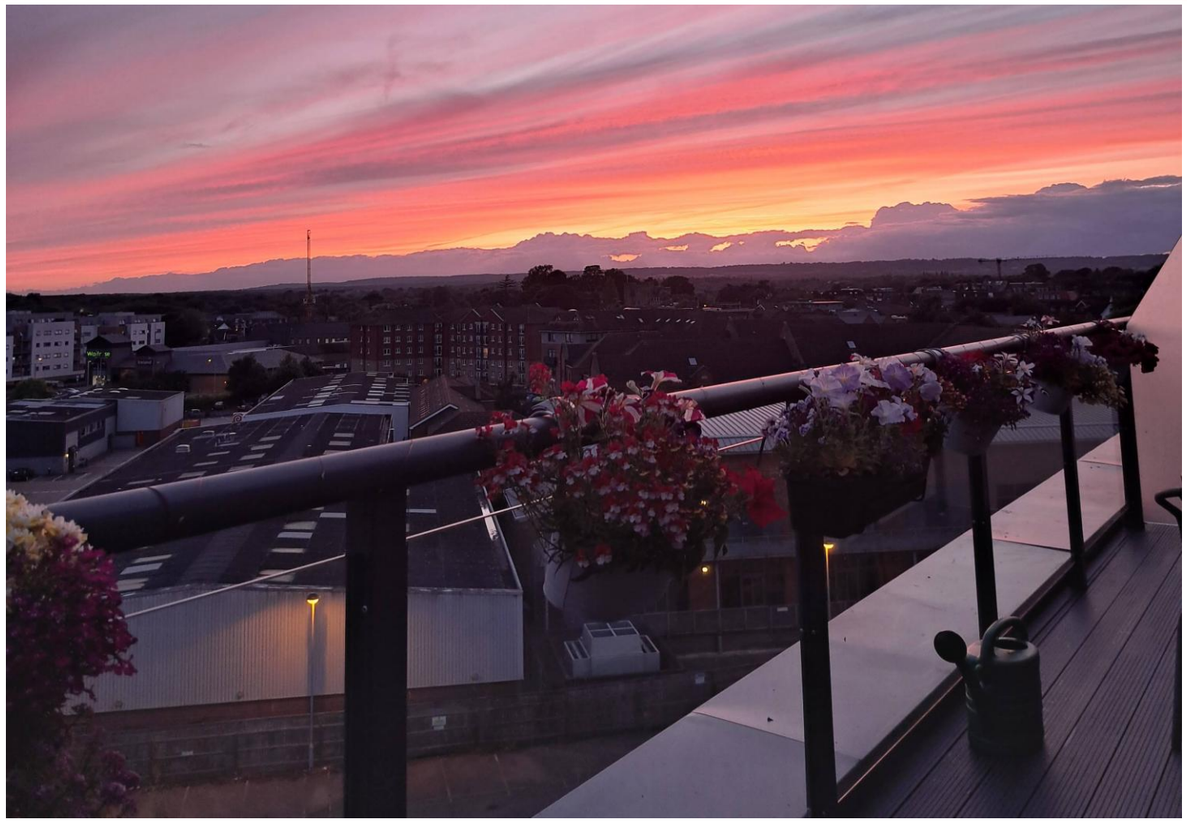
BarnesKingsnorth















Ashbys Point, Walters Farm Road, Tonbridge, Kent, TN9 1FR

£210,000 Leasehold

Viewings strictly by appointment with the agent
Tel: 01732 771616
www.bkestateagents.com

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THE PROPERTY
A fantastic opportunity to step onto the property ladder with this bright and welcoming first home, ideally positioned in a central location close to the mainline station and High Street.

Set on the top floor, the apartment offers a stylish open-plan living, dining and kitchen space, complete with fitted units incorporating a built-in oven, hob, washer/dryer and fridge freezer. Benefiting from far-reaching views across the town towards the North Downs, this room offers a wonderful vantage point from which to enjoy picturesque sunsets throughout the seasons. Doors open onto a generous balcony, creating the perfect spot to enjoy your morning coffee or unwind at the end of the day.

The double bedroom is light and airy thanks to a large window, while the bathroom is fitted with a smart white suite. There are also excellent storage cupboards in the hallway, ideal for keeping everyday essentials neatly tucked away.

AGENTS NOTE:
Lease: 125 years from 2013
Current Service Charge: TBC
Ground Rent per annum: TBC

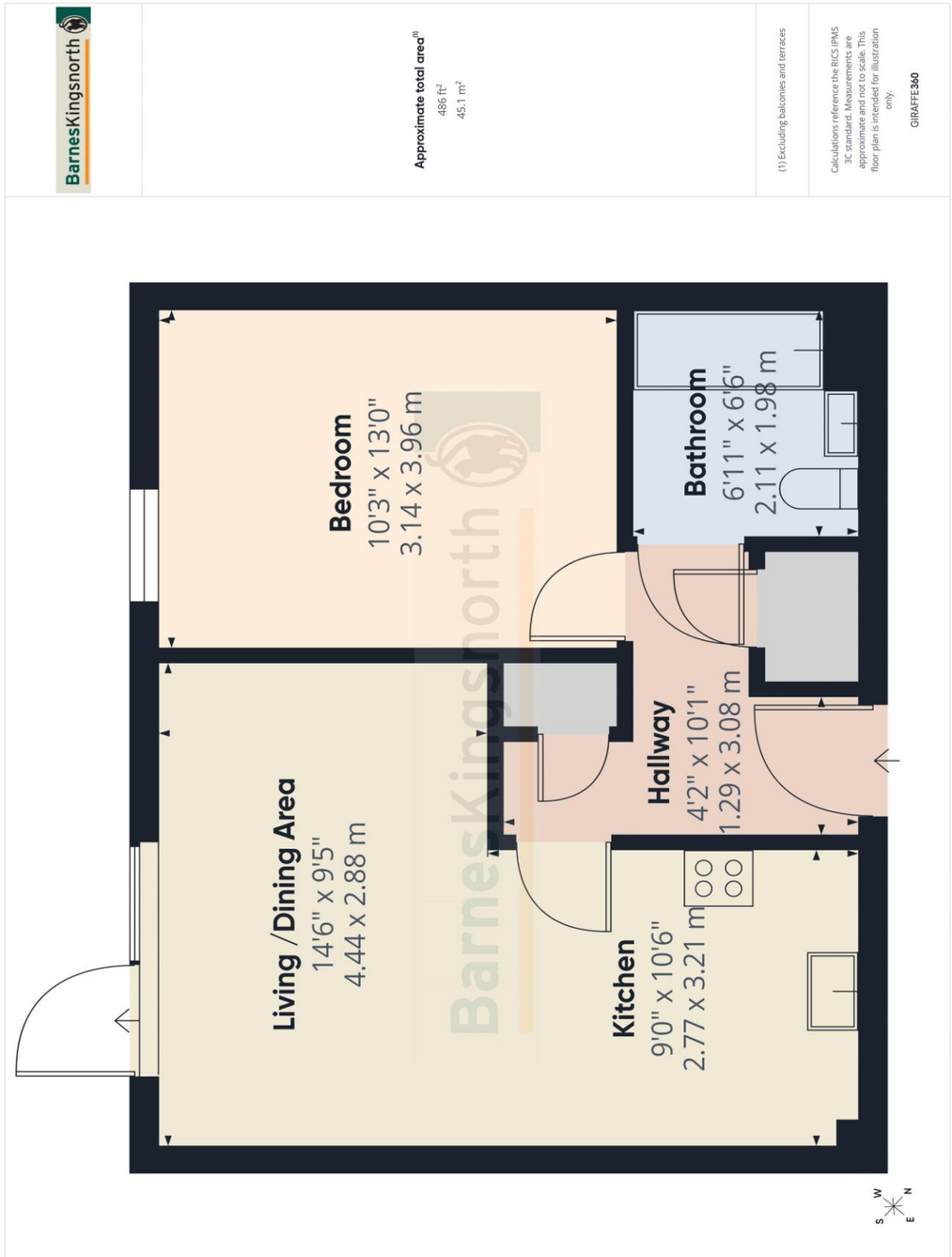
THE LOCAL AREA
Ashbys Point is close to the heart of Tonbridge, a modern yet historic town that offers an excellent range of shopping and recreational facilities. The town dates back to Saxon times, is centred around the river Medway and features Kent's best example of a Motte & Bailey Gatehouse at Tonbridge Castle. A colourful history intertwines tales of Kings and tyrants, heroes and mercenaries and there are links with famous literary figures. The castle grounds adjoin Tonbridge sports ground which provides plenty of opportunity for keeping fit with a swimming pool, sports pitches, cycle routes along with riverside walks. A short stroll will find you at Tonbridge main line station with fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good road links to the A21 the location of this modern apartment really ticks all the boxes.

ROUTE TO VIEW
From our office in Tonbridge High Street proceed southwards over the Big Bridge. Take the next turning on your left into Medway Wharf Road. Proceed along the road where you will find Cannons Wharf, turn left and Ashby Point will be found on the right-hand side.

PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser.

Energy Efficiency Rating: C

Council Tax Band: C



Ref: T1504/62026080/V3

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.