



3 Springwood Hall Springwood Park, Tonbridge, Kent, TN11 9LZ

Guide Price £499,000 - £550,000

Jack Charles
Estate Agents

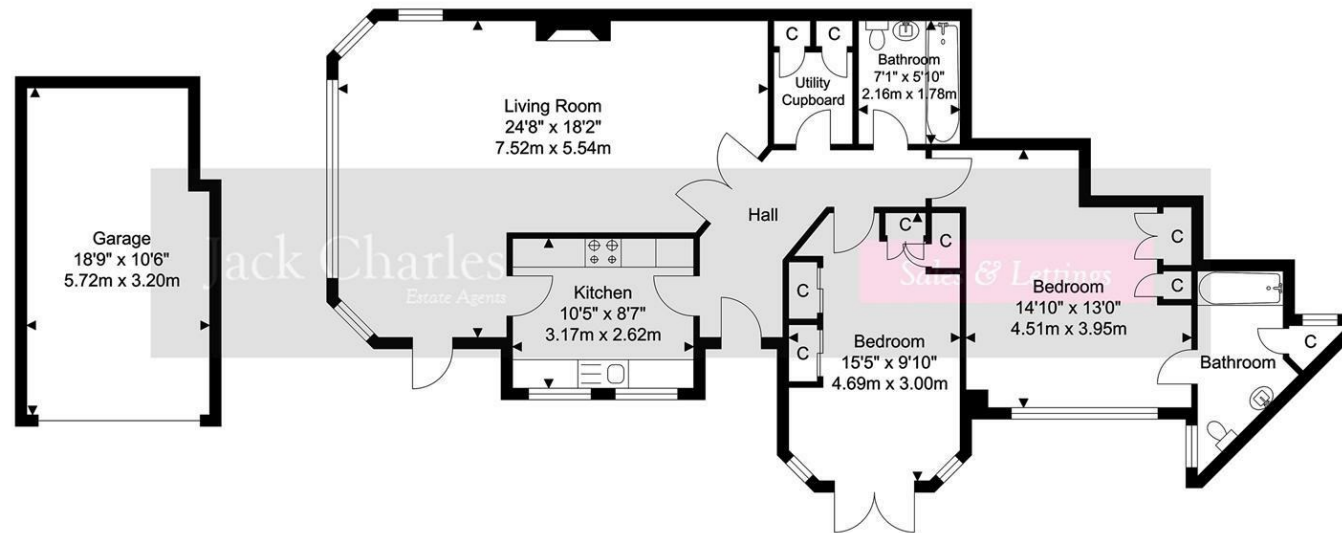
Sales & Lettings

- Guide £499,000 - £550,000
- Ensuite & Family Bathroom
- Large Private Terrace

- Very Sought After Location
- L Shaped Lounge / Dining Room
- Superb Grounds & Gardens

- Two Double Bedrooms
- Kitchen
- Garage

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Garage
Approximate Floor Area
189.76 SQ.FT.
(17.63 SQ.M.)

Ground Floor
Approximate Floor Area
982.63 SQ.FT.
(91.29 SQ.M.)

TOTAL APPROX FLOOR AREA 1172.40 SQ.FT. (108.92 SQ. M.)
For Identification Purposes Only.



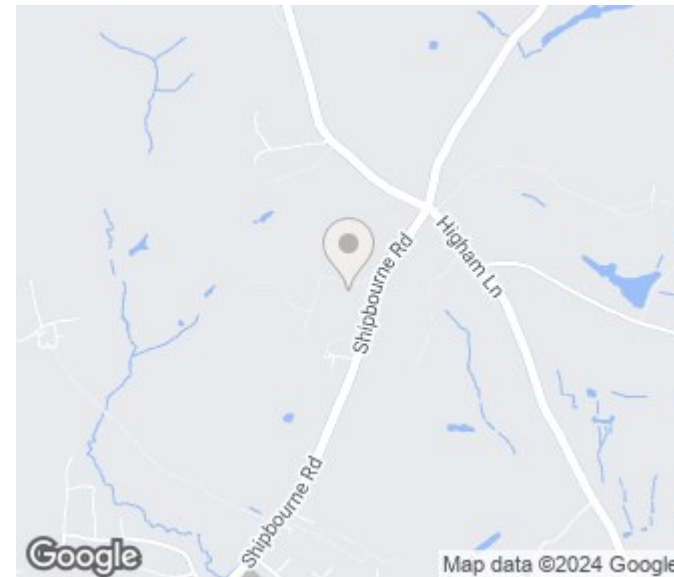
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To Be Sold

Jack Charles are delighted to be appointed as agents for the sale of this magnificent upper ground floor apartment situated in a prestigious location and sought-after Springwood Park development. As you enter Springwood Park there are private electric gates leading to Springwood Hall. This stunning apartment boasts a wonderful large private terrace which provides a magnificent outlook over the communal gardens to the rear as well as access to the apartment itself. The accommodation is well appointed and comprises entrance hall, L-shaped living / dining room which gives access out onto a terrace and provides super views from the windows over the grounds, fitted kitchen, two double bedrooms, ensuite shower room and a family bathroom. Outside 3 Springwood Hall property boasts a large private terrace, garage on block and parking. The grounds extend several acres which include a private Tennis court, the majority is predominantly laid to lawn with attractive flower and shrub borders with tall trees shrubs and plants, ornamental pond and a variety of seating areas across the development. Viewings are strongly recommended.

Tonbridge Location

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers a full scale of education from Nursery to College and includes Grammar & Private schools such as the world-renowned Tonbridge School. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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Sales & Lettings

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