



Flat 1 Canham House Wincliff Road, Tonbridge, Kent, TN9 2SS

Offers in the region of £250,000

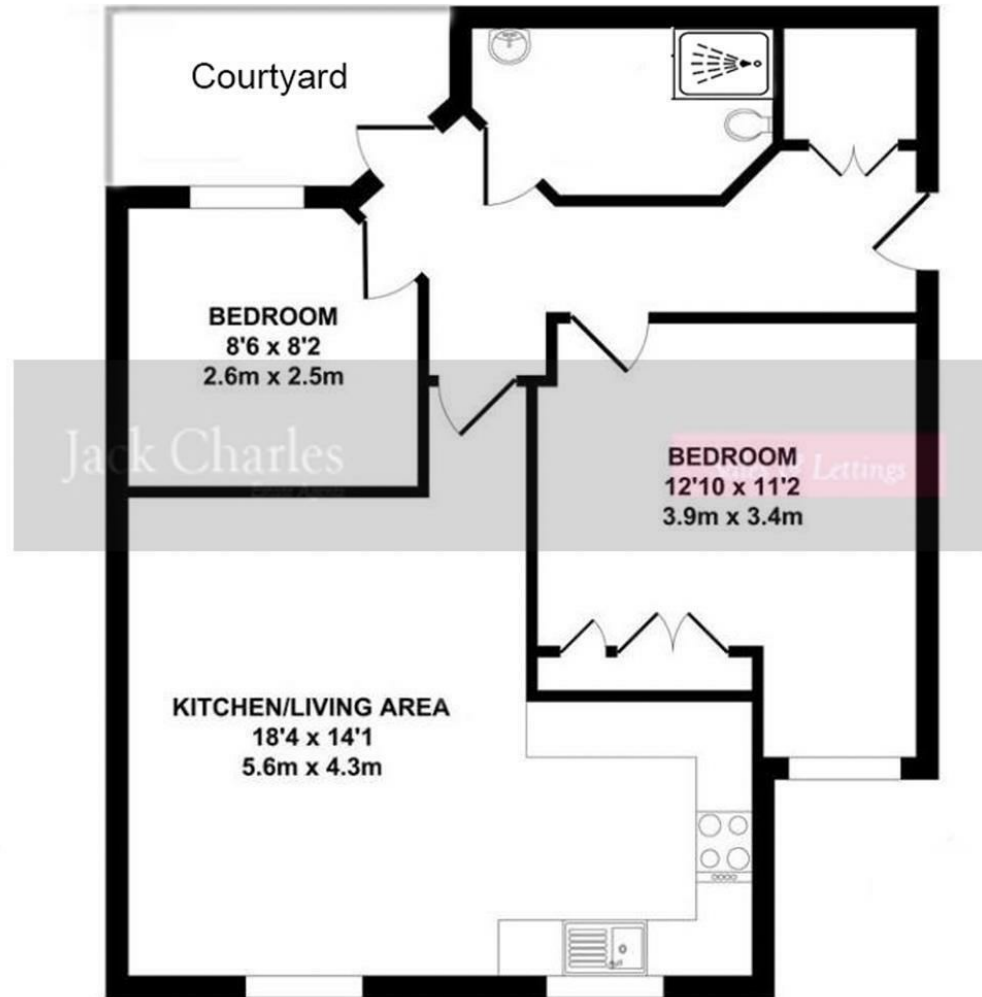
Jack Charles  
Estate Agents

Sales & Lettings



- £250,000
- Gated Development
- Open Plan Kitchen / Living Room
- Ground Floor Flat
- Two Bedrooms
- Allocated Parking
- Small Private Courtyard
- Family Bathroom
- Close To Main Line Station

**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.



TOTAL APPROX. FLOOR AREA 568 SQ.FT. (52.81 SQ.M.)

Energy Efficiency Rating		Current	Target
The more energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Important Notice:**  
 These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

## To Be Sold

Jack Charles are delighted to offer for sale this well appointed two bedroom ground floor apartment located in a very central position within a gated development in Tonbridge. The property is walking distance from the mainline station and High Street and comprises of an entrance hallway, open plan living / dining room with a fitted kitchen. There are two bedrooms, and the family shower room that complete the apartment, which also benefits from a small walled private courtyard accessed from the entrance hall and there is the benefit of an allocated parking space. Viewings are 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 well-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).

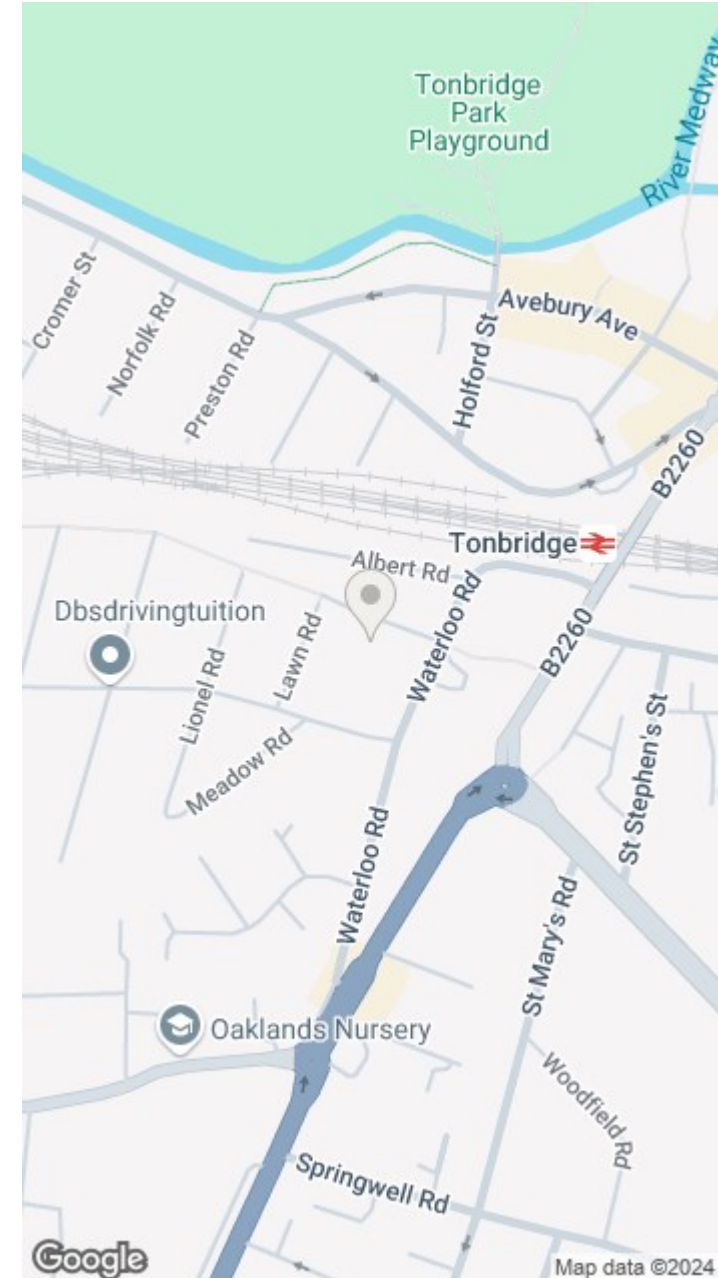
## Additional Information

Lease information provided by the sellers

106 years remaining on the Lease.

£850 per annum service Charge.

£150 per annum Ground Rent.







**Jack Charles**  
*Estate Agents*

**Sales & Lettings**

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