



Plot 5 High Hilden Close, Tonbridge, Kent, TN10 3DB.

Asking price £520,000

Jack Charles
Estate Agents

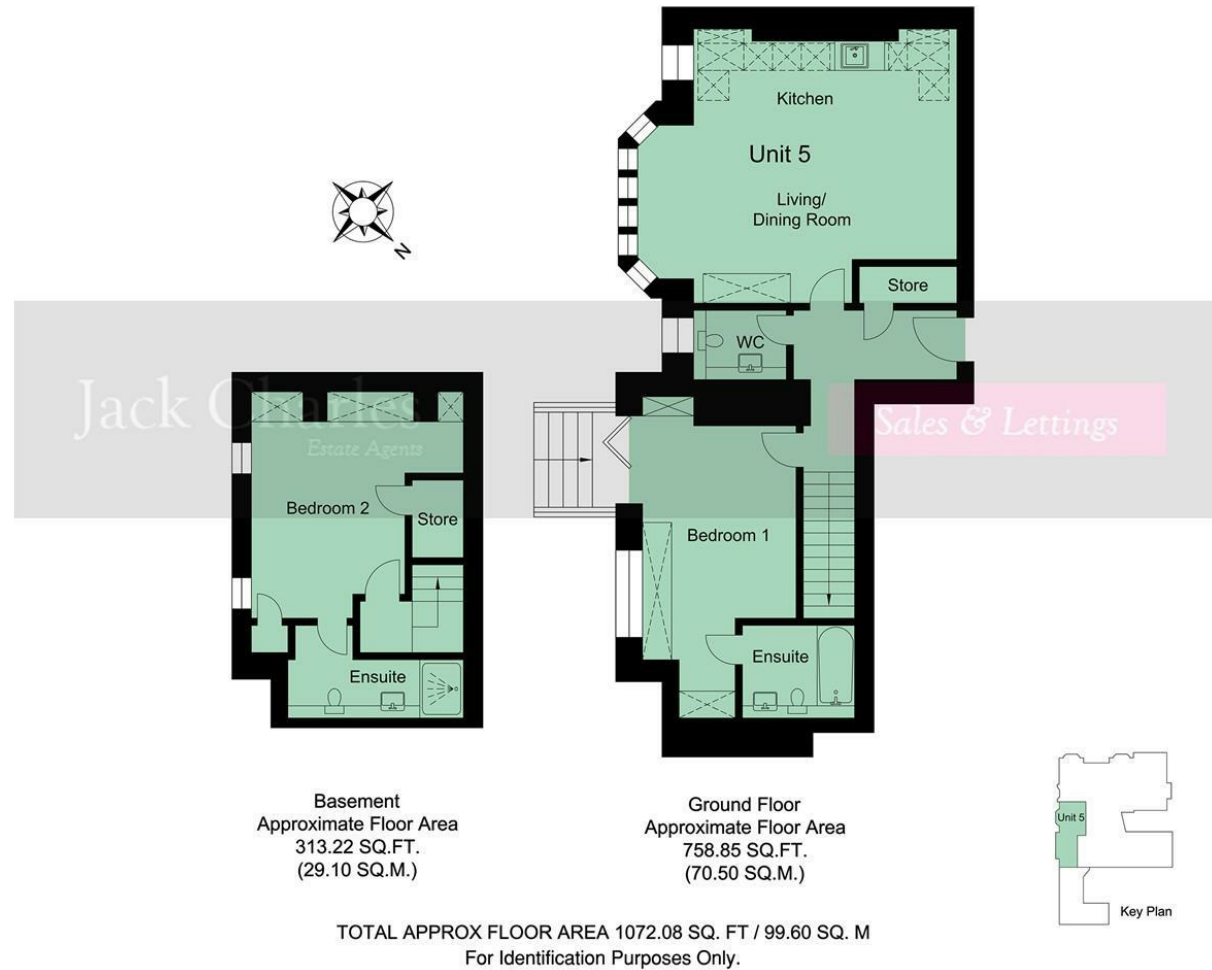
Sales & Lettings

- 99.6 Sq Metres 1072 Sq ft
- Kitchen
- Two Parking Spaces

- Duplex
- Family Bathroom
- Private & Communal Gardens

- Two Double Bedroom
- Open Plan Living / Dining Room

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.



Energy Efficiency Rating		Current	Target
The more energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C	80	80
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	

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 be appointed as agents for the sale of this luxurious development of 12 unique properties. There is a mixture of 1 and 2 bedroom apartments including 2 penthouses and 2, 3 and 4 bedroom houses. This magnificent Edwardian Home has been thoughtfully and stylishly converted with all units benefitting from stunning communal grounds. There are some units with private gardens and others with private terraces, roof gardens, allowing buyers plenty of choice.

This is plot 5, which is a two bedroom apartment over the ground floor and basement with its own private garden and two parking spaces.

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).



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<p>6 London Road Tunbridge Wells Kent TN1 1DQ Tel: (01892) 621 721</p>	<p>191 High Street Tonbridge Kent TN9 1BX Tel: (01732) 75 75 80</p>
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E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk



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