



2 Penfolds Close, Tonbridge, TN10 3EH.

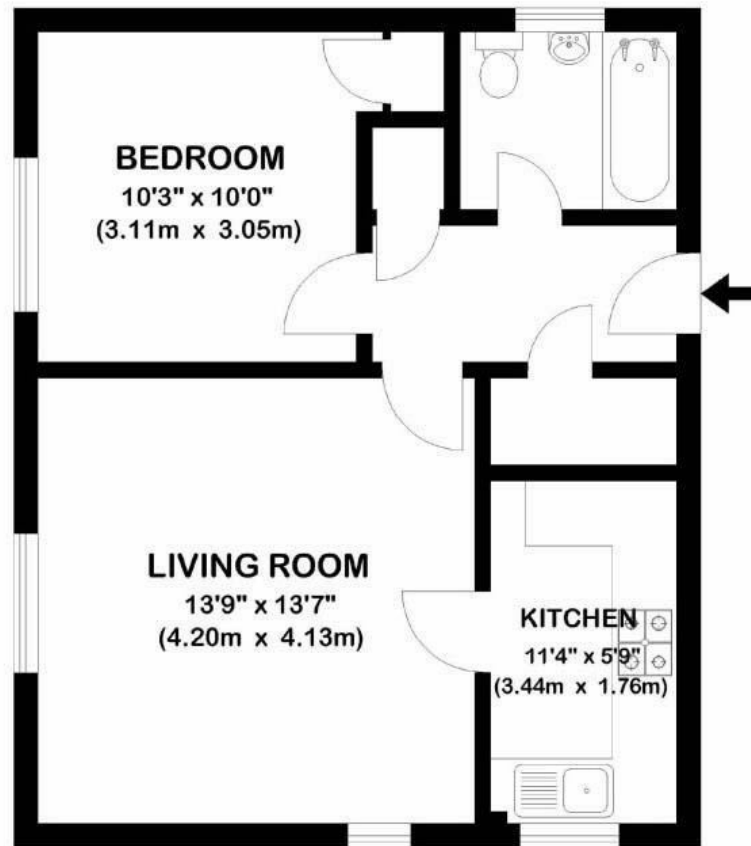
Guide Price £225,000

Jack Charles  
Estate Agents

Sales & Lettings

- First Floor Flat
- Kitchen
- Walking Distance To High Street
- One Bedroom
- Bathroom
- Popular Location
- Living Room / Dining Room
- Parking
- Viewings Recommended

**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.



**INTERNAL  
FLOOR AREA  
45 SQ M (485 SQ FT)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		77	77
(69-80) <b>C</b>			
(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	

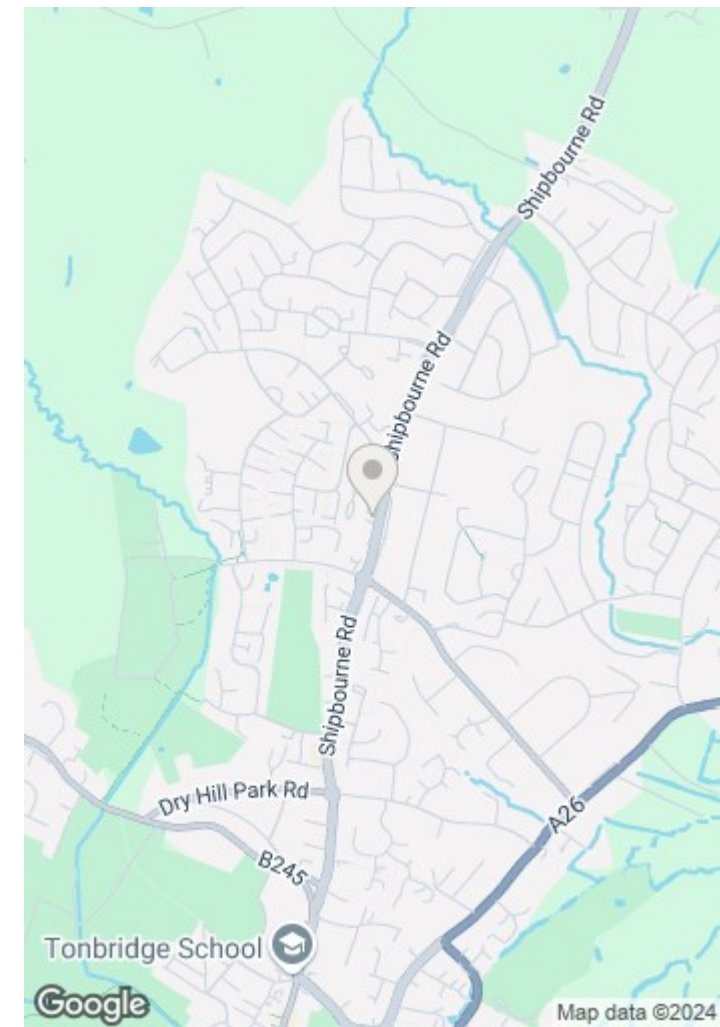
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## To Be Sold

Jack Charles are delighted to be appointed as agents for the sale this wonderful first floor apartment situated in a popular location to the north of Tonbridge. The property is well presented throughout, light and spacious with accommodation that comprises entrance hall with a very useful cupboard, triple aspect living room with windows to both sides and rear, wooden flooring and a door through to the kitchen which has a range of matching solid wood wall and base units incorporating cupboards and drawers, electric hob and oven and space and plumbing for washing machine and built in appliances which include a fridge freezer and dishwasher. From the entrance hall there is access to a double bedroom and a family bathroom which has low-level WC, wash hand basin, panel bath with shower over. Outside there a small areas of flower borders around the property and there is allocated parking for residents and visitors spaces too.

## 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).





**Jack Charles**  
*Estate Agents*

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