



Flat 15 Riverbank Angel Lane, Tonbridge, TN9 1GF

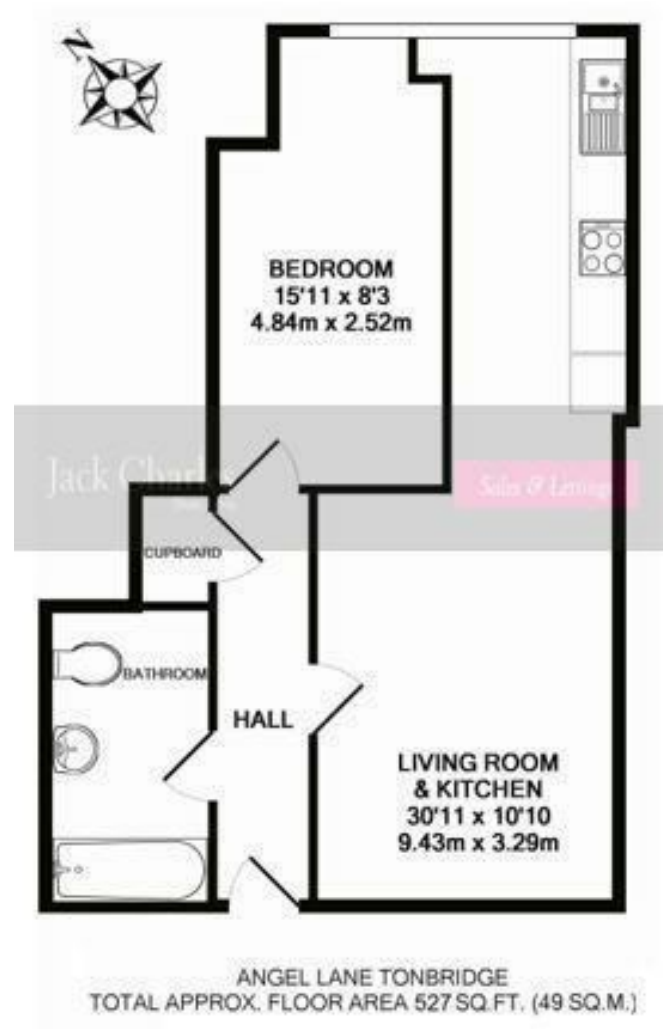
Guide Price £250,000

Jack Charles  
Estate Agents

Sales & Lettings

- Smart Second Floor Apartment
- Bathroom
- Lift Access
- Viewings Recommended
- Open Plan Kitchen and Living Room
- Undercroft Parking
- Central Riverside Location
- Double Bedroom
- Stylish Communal Entrance Hall
- Close to MLS and Parks

**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.



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### To Be Sold

Jack Charles are delighted to be appointed as agents for this stunning one bedroom apartment located on the second floor situated in the heart of Tonbridge close to the castle, river, high street and mainline station. Internally the property comprises of a smart contemporary communal entrance with lift to all floors. Inside the apartment there is an entrance hall with built in cupboard with airing tank and access to a bright and spacious open plan area with lounge / dining / kitchen, a bathroom and a double bedroom. Outside the property has the benefit of under croft parking.

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>65</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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