



64 Taylor Close, Tonbridge, TN9 2FE.

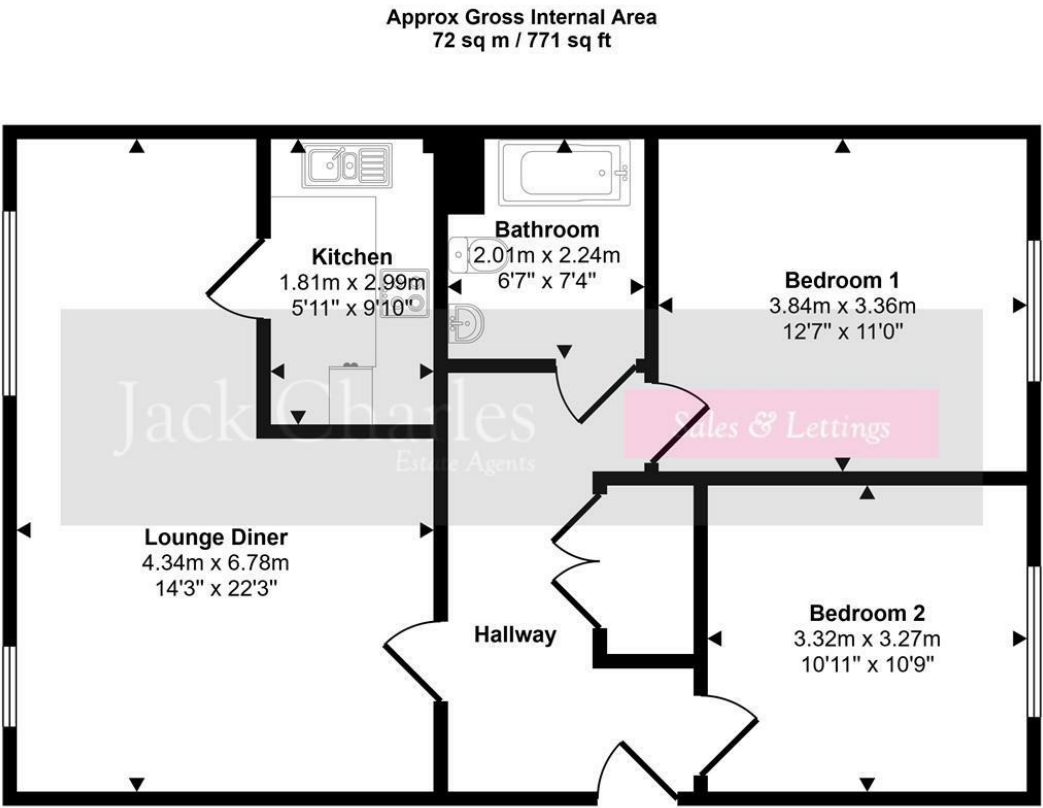
Guide Price £300,000 - £315,000

Jack Charles  
Estate Agents

Sales & Lettings

- Spacious First Floor Apartment
- Kitchen
- Communal Grounds
- Guide price £300,000 - £315,000
- Two Double Bedrooms
- Openplan Living Room / Dining Room
- Close To Station & High Street
- Family Bathroom
- Undercroft Parking
- Viewings Are 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.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |        |
|---------------------------------------------|---------|--------|
|                                             | Current | Target |
| 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>                            |         |        |
| (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>                  | 81      | 81     |
| 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.

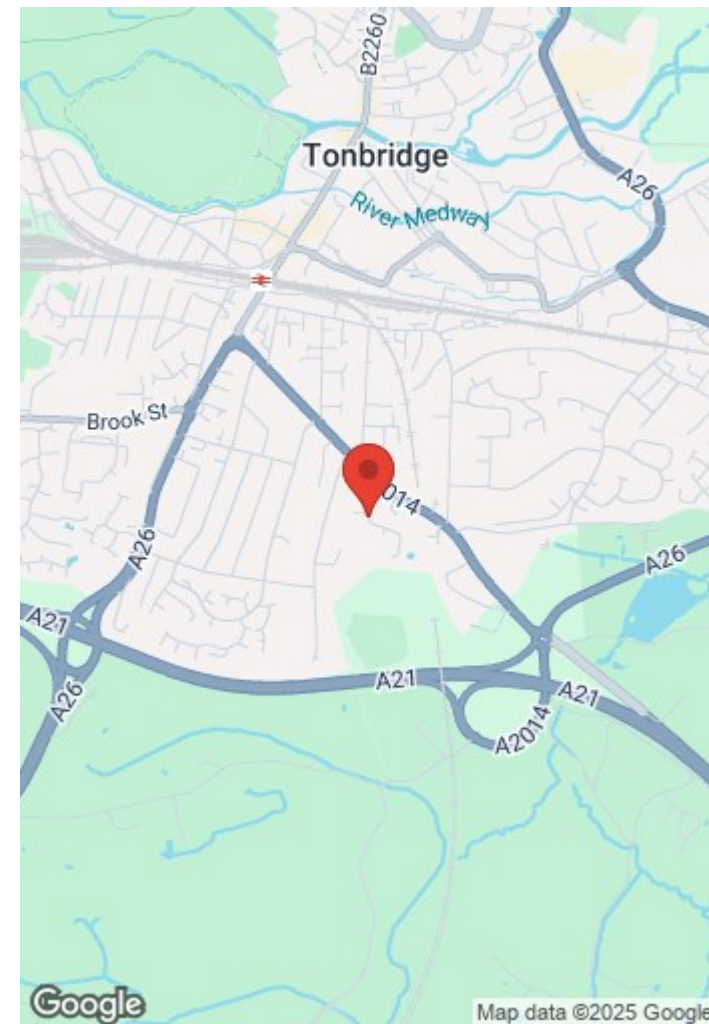


## To Be Sold

Jack Charles have the pleasure of offering this wonderful first floor apartment situated in a convenient location in South Tonbridge. It provides light and spacious accommodation and has lovely far reaching views over Tonbridge and beyond. The property comprises communal entrance with stairs to the upper and lower floors giving access to the undercroft parking to the rear and on the first floor, access to only two apartments. The flat itself has a spacious entrance hall, wonderful open plan living room / dining room which has far reaching views from the windows and a door leading to the kitchen which is fitted with a range of wall and base units and space for appliances. There are two fabulous light and spacious double bedrooms with windows to the front. The bathroom has a white suite, panelled enclosed bath, WC and a wash hand basin. Outside to the rear is undercroft parking, there are also communal gardens / meadow for the residents of Taylor Close situated a short walk from the apartment. 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 green etc. Tonbridge town offers an excellent range of retail and leisure activities with High Street stores, 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 range 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**  
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