



Flat 5 Ronnies Wharf Lyons Crescent, Tonbridge, TN9 1EX.

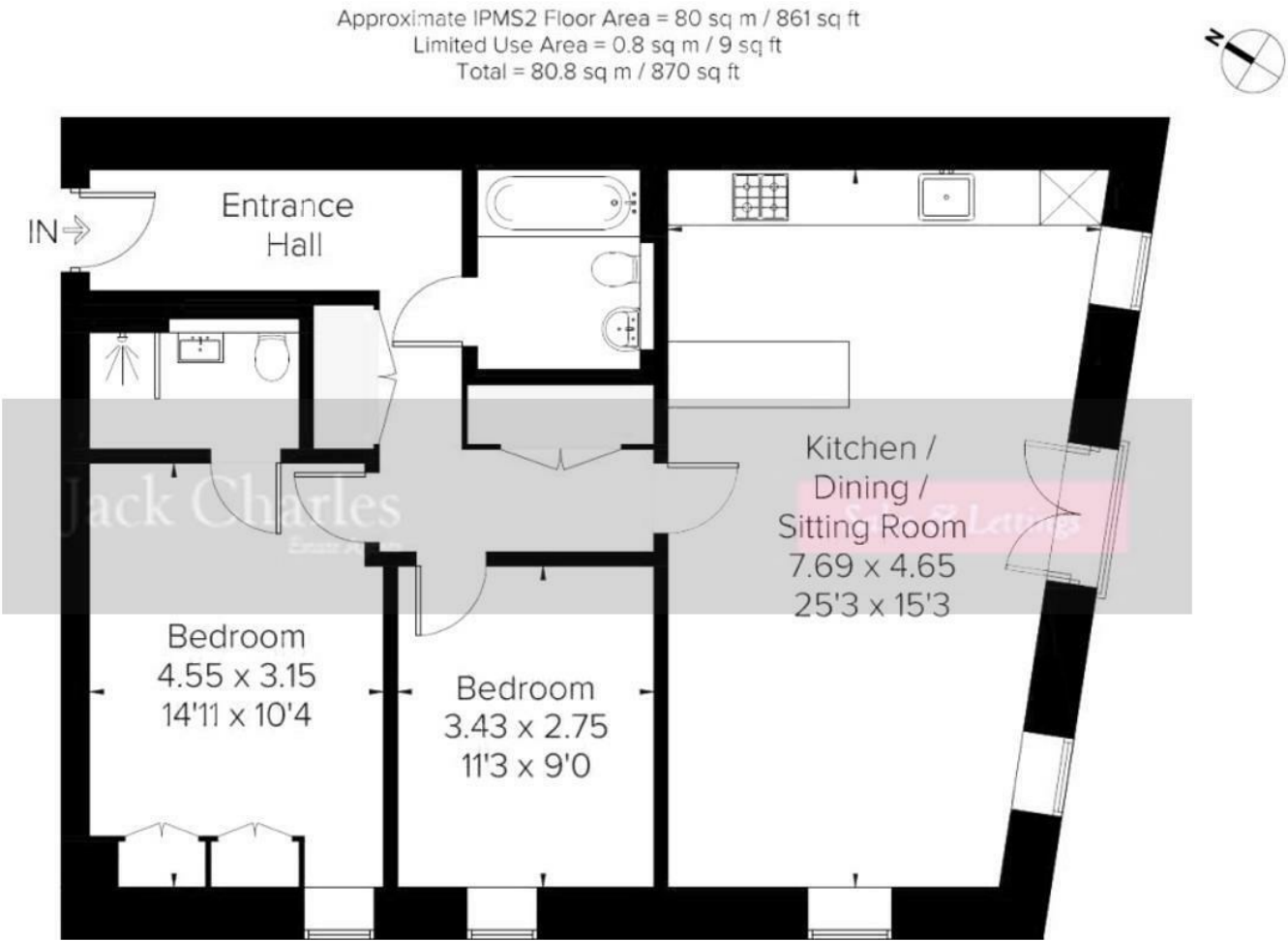
Guide Price £450,000 - £475,000

Jack Charles
Estate Agents

Sales & Lettings

- Stunning Riverside Apartment
- Magnificent Open-plan Kitchen / Living Room
- Juliette Balcony with Direct River Aspect
- Two Double Bedrooms
- Gated Undercroft Parking Space
- Close To Main Line Station
- Two Bathrooms
- Central Location
- Guide Price £450,000 - £475,000

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	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	84	84
EU Directive 2002/91/EC		

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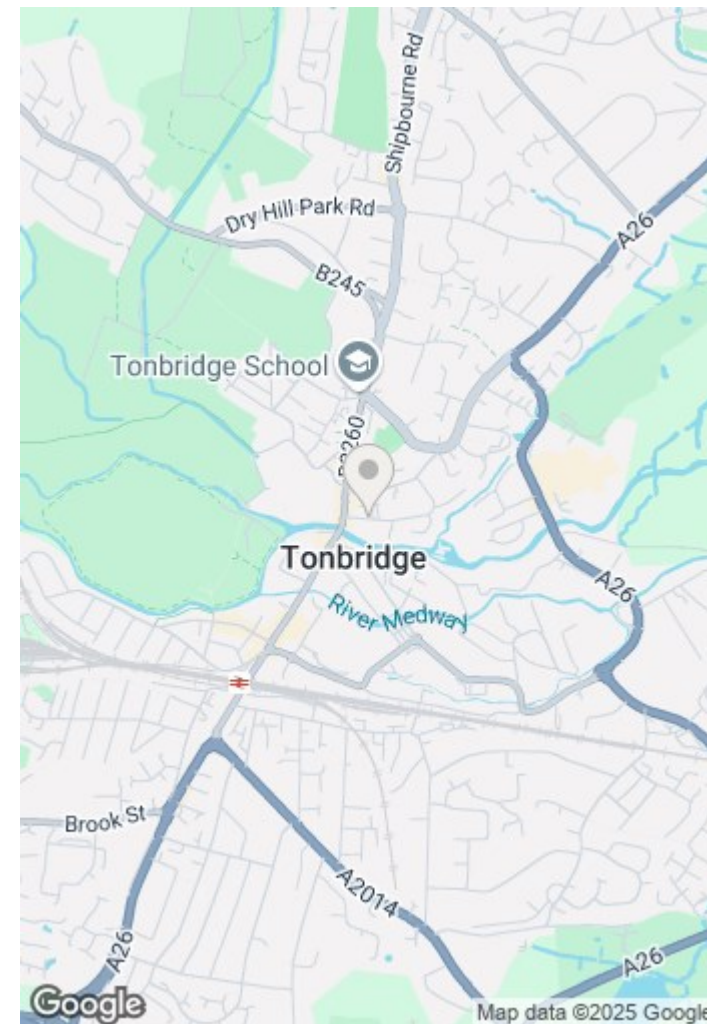
To Be Sold

Guide Price £450,000 - £475,000 Jack Charles are delighted to be appointed as agents for the sale of this stunning luxury two bedroom apartment with direct river views situated in the sought after Ronnie's Wharf just off the High Street and forms part of a luxury riverside development. Internally there are many fine features which including an exceptionally well appointed kitchen with German units, quartz worktops and quality appliances, abundance of power points and downlighters throughout, useful walk in storage cupboards as well as contemporary suites by Porcelanosa to bath and shower rooms. The dual aspect living room with Juliet balcony is a further delight as it offers direct southerly views over the Medway to the front and downriver to the Big Bridge at the side.

The property is within walking distance of an excellent range of local amenities and main line station which is just 33 minutes from London via a direct train, making it perfect for commuters or those looking for additional entertainment. The property also has the benefit of an undercroft and gated parking space.

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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