

# 3 Exchange Court, Tonbridge







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## *Centrally Located 2-Bedroom Apartment*

### **Accommodation Summary**

- First floor apartment in contemporary block
  - 2 double bedrooms
  - Living room/dining room
    - Fitted kitchen
    - Modern bathroom
  - Allocated covered parking space
- Close to all local amenities, park, castle and sports centre
  - Less than 1/2 mile from mainline station
  - No onward chain
- Fibre optic connectivity for Sky and Broadband usage



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This apartment sits in the popular Slade area with local vibrant coffee shops, restaurants and convenience stores on its doorstep. It offers the best of both worlds as it is also close to the historic castle, sports centre and parks and within easy walking distance of the mainline station.

A canopied communal entrance door opens into a smart communal hallway with stairs leading up to the first floor and the apartment's own entrance door.

The hallway's neutral décor and warm wooden effect flooring make it a welcoming space with a deep storage cupboard that houses the boiler.

First on the left is the second bedroom which is a good-sized double brightened by a large front aspect window.

Next door is another generously sized double bedroom with double aspect windows flooding the room with light and a fitted double wardrobe for all your storage needs.

Across the hallway is the bathroom with a separate shower cubicle and bath, its window reflecting light off its white tiles creating a soothing bathing experience.

At the rear the light walls of the living/dining room are offset by the warm tones of the wooden effect floor with triple aspect windows flooding the space with light. The dimensions of the living space offer ample room for a deep sofa and a dining table and chairs.

The well separated kitchen area forms an open space at the end of the living room enabling you to chat to friends and family as you prepare dinner. Units topped with work surfaces are separated by the integrated Neff oven, Neff washer/dryer and fridge/freezer.

The apartment also benefits from an allocated covered parking space.

This fantastic apartment would suit first time buyers, investors and professionals alike. A must see!

**Covered Communal Entrance Door, which opens to:**

**Communal Reception Hall: leading to the stairs up to the first floor and the apartment's:**

**Entrance door which opens to:**

**Entrance hall:** with entry phone, storage cupboard housing the boiler and fuse box with a shelf for linen, electric storage heater, wooden effect flooring and doors to:

**Bedroom 2:** 9'3 x 8'6 front aspect double glazed window, wooden effect flooring and wall hung storage heater.





**Bathroom:** 6`6 x 9`8 side aspect opaque window, panel enclosed bath with mixer tap, low level WC, pedestal wash hand basin with mixer tap, walk in shower cubicle with wall mounted shower attachment, heated towel rail, part tiled walls, vinyl flooring.

**Bedroom 1:** 9`4 x 9`11 front and side aspect double glazed window, fitted double wardrobe with hanging rail and shelf, wall hung storage heater and wooden effect flooring.

**Living Room/Dining Room/Kitchen:** 16`4 x 15`5 front, side and rear aspect double glazed windows, wooden effect flooring and wall hung storage heaters. The zoned kitchen area has an integrated Neff oven with 4 ring electric hob above, stainless steel extractor fan and splash back, integrated fridge/freezer, 1 ½ stainless steel sink with mixer tap and drainer, integrated Neff washer/dryer and vinyl flooring. The kitchen has plenty of worktop space and a selection of eye and base level units.

**Outside:** allocated covered parking space.



#### **General:**

Tenure: Leasehold

Length of Lease: 112 years

Managing Agent: Pembroke

Service Charges: £1,200.00 P/A

Ground rent: £200.00 P/A

Local Authority: Tonbridge & Malling Borough Council

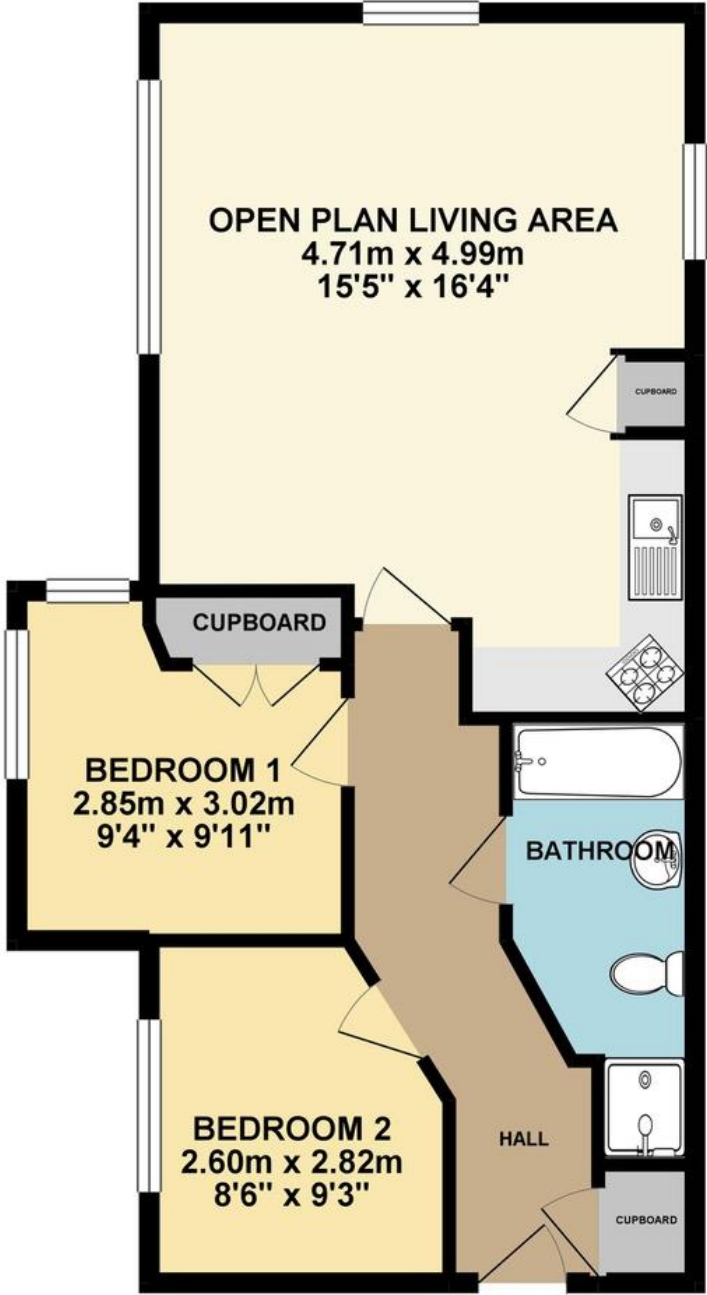
Council tax: Band D (£1,817.98)

EPC: D (56)

Fibre optic connectivity for Sky and Broadband usage

Free additional parking permit

GROUND FLOOR 52.4 sq. m.  
( 564.03 sq. ft. )



TOTAL FLOOR AREA : 52.40 sq. m. ( 564.03 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		
(39-54) <b>E</b>	56	59
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		





#### **AREA INFORMATION:** Tonbridge

Tonbridge, on the River Medway, is 4 miles (6 km) north of Royal Tunbridge Wells, 8.6 miles (13.8 km) south of Sevenoaks, 12 miles (19 km) south west of Maidstone and 29 miles (47 km) south east of London.

It is a picturesque town steeped in history with a 13th Century Castle and a wealth of shopping and recreational amenities and unrivalled schooling.

With open countryside on its doorstep it delivers nature in abundance to be enjoyed either cycling, walking or spotting wildlife. For recreational activities, there is the Tonbridge School gym, with its impressive facilities and indoor swimming pool and the Angel Sports Centre and the public swimming pool both based in the centre of Tonbridge. Nizels Golf & Country Club is a short drive away.

There are many highly regarded primary schools in the area such as Slade Primary School, Sussex Road County Primary School, Long Mead Community Primary School, Cage Green Primary School, Woodlands Junior and Infant Schools, Royal Rise Primary School (formerly St Stephen's Primary School), Bishop Chavasse Church of England Primary School and St Margaret Clitherow R C Primary School. There are also independent preparatory schools such as The Schools at Somerhill, Hilden Oaks and Hilden Grange. The highly sought-after secondary level Tonbridge Girls Grammar School, Weald of Kent Girls Grammar and Judd Grammar for boys are in Tonbridge whilst the renowned Tonbridge School forms the north end of the town with Sevenoaks Schools within easy reach.

There are excellent transport links with journeys from Tonbridge mainline train station taking you to central London in approximately 40 minutes. The nearby A21 links with the M25, other motorway networks, Gatwick and Heathrow Airports, and the Channel Tunnel Terminus.





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