

4 Exchange Court, Tonbridge





4 Exchange Court, Tonbridge TN9 1BS

Centrally Located 2-Bed Apartment

Accommodation Summary

- First floor apartment in contemporary block
 - 2 double bedrooms, 1 en-suite
 - 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 engineered wooden flooring make it a welcoming space with two deep storage cupboards, one that houses the boiler.

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

Across the hallway is the fresh modern bathroom with a shower over the bath.

At the rear on the left is the master bedroom with a modern en-suite and a set of glazed doors that open to a Juliet balcony. There is also a wall of fitted wardrobes for all your storage needs.

Opposite, the living/dining room`s dual aspect windows, one of which is a floor to ceiling square bay, flood the room with natural light. There is ample space for a deep sofa and a dining table and chairs and its warm engineered wooden flooring seamlessly links the space with the kitchen.

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 dishwasher, Siemens washer/dryer and Neff 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 with shelving for linen, storage cupboard with shelving and housing the fuse box, engineered wooden flooring and doors to:



Bedroom 2: 9'1 x 11'5 side aspect double glazed window, engineered wooden flooring and wall hung storage heater.

Bathroom: panel enclosed bath with mixer tap, wall mounted shower attachment and glass bath screen, low level WC, pedestal wash hand basin with mixer tap, heated towel rail, part tiled walls and vinyl flooring.

Master Bedroom/Bedroom 1: 9'1 x 12' side aspect glazed doors opening to Juliette balcony, fitted double wardrobe with sliding doors, hanging rails and shelving, wall hung storage heater, engineered wooden flooring and door opening into:

En-suite: side aspect opaque double glazed window, low level WC. Shower cubicle with wall mounted shower attachment, pedestal wash basin with mixer tap, heated towel rail and vinyl flooring.

Living Room/Dining Room: 15' x 12' side aspect square double glazed bay window, front aspect double glazed window, engineered wooden flooring, wall hung storage heater and opening into:

Kitchen: 7'11 x 7'4 front aspect double glazed window, integrated Neff oven with 4 ring electric hob above, Neff stainless steel extractor fan and splash back, integrated fridge/freezer, 1 ½ stainless steel sink with mixer tap and drainer, integrated Neff slimline dishwasher,

integrated Siemens washer/dryer and vinyl flooring. The kitchen has plenty of worktop space and a selection of wooden effect eye and base level units.

Outside: allocated covered parking space with electric charging point for a car.

General:

Length of Lease: 112 years

Managing Agent: Pembroke

Service Charges: £1,480.00 P/A

Ground rent: £200 P/A

Local Authority: Tonbridge & Malling Borough Council

Council tax: Band D (£1,817.91)

EPC: C (76)

Fibre optic connectivity for Sky and Broadband usage

Free additional parking permit



GROUND FLOOR 56.57 sq. m.
(608.96 sq. ft.)



TOTAL FLOOR AREA : 56.57 sq. m. (608.96 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) 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	
76	84
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 Plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
73	77
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.

