



Flat 4, 18c Albemarle Riverview Lyons Crescent, Tonbridge, Kent, TN9 1GL.

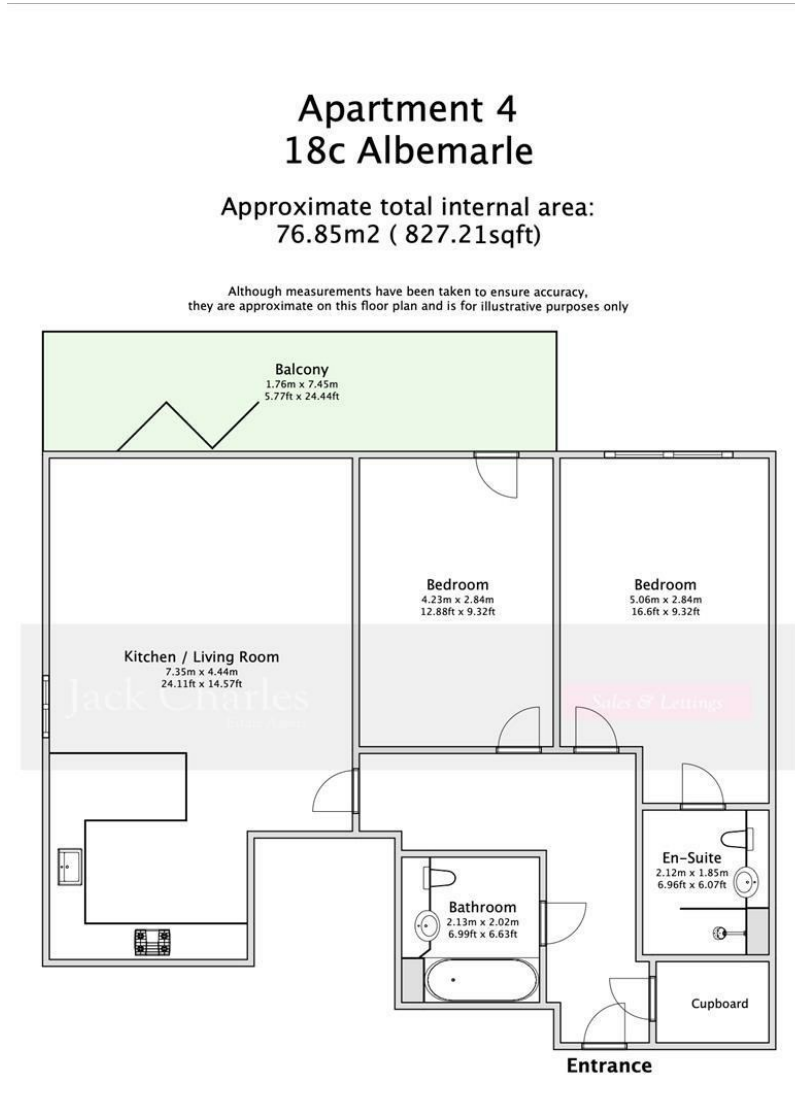
Asking price £499,950

Jack Charles  
Estate Agents

Sales & Lettings

- Stunning River View Apartment
- Two Bathrooms
- Parking
- Walking Distance To MLS & High St
- Open Plan Kitchen / Living Room
- Step-free access, wide doors and entrance hall
- Two Bedrooms
- Spacious Balcony
- Viewings 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.



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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>86</b>	<b>86</b>
<b>England &amp; Wales</b>	<small>EU Directive 2002/91/EC</small>	

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## To Be Sold

Jack Charles are delighted to be appointed as agents for the sale of this stunning luxury second floor two bedroom apartment with direct river views from all rooms and its balcony. It is situated just off the High Street and forms part of a luxury riverside development. Internally there are many features which including an exceptionally well appointed kitchen with high quality worktops and splash back, breakfast bar and appliances including dishwasher, the open plan living room dining room has down lighters and there are bi-folding doors leading to a large sit out balcony with a superb southerly view over the river Medway and downriver to the Big Bridge and wharf.

Both bedrooms are very good sizes with bedroom one having an ensuite shower, there is a fully fitted walk-in wardrobe, and the family bathroom completes the accommodation. There is underfloor heating and Italian wall & floor tiles in both bathrooms. Outside there is the benefit of an undercroft and secure gated parking space.

The property is within walking distance of the station and an excellent range of local amenities, including Waitrose and M&S food hall. The main line station is just 33 minutes from London via a direct train, making it perfect for commuters or those looking for additional entertainment.

## 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).

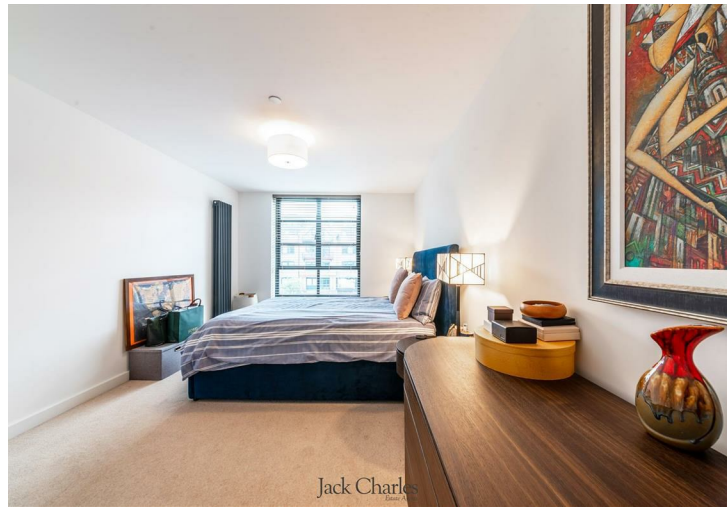




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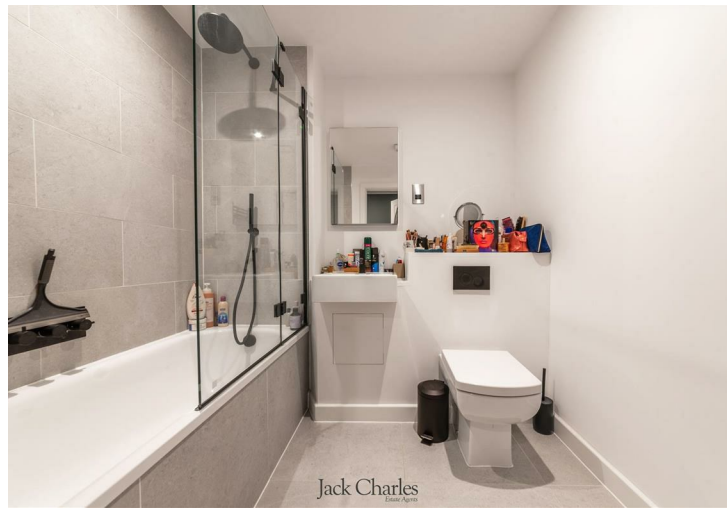
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6 London Road Tunbridge Wells Kent TN1 1DQ Tel: (01892) 621 721	191 High Street Tonbridge Kent TN9 1BX Tel: (01732) 75 75 80	30 London Road Sevenoaks Kent TN13 1AP Tel: (01732) 678 678
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E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)



Jack Charles



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Jack Charles



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