



# Quarry Hill Road

Tonbridge TN9 2RT

Offers Over £235,000



COUNTRY HOMES

## Tonbridge TN9 2RT

Situated in a prime position in Tonbridge, close to local amenities and the Mainline station into the Capital, this two bed duplex apartment offers a perfect blend of comfort and convenience.

The first floor of this apartment features a welcoming sitting/dining room with large feature window, a good size kitchen and separate cloakroom. One of the bedrooms is situated to the rear of the property.

The second floor comprises a generous size second bedroom and family bathroom.

The apartment is thoughtfully designed to maximise space and has the added bonus of having off road parking to the rear of the building.

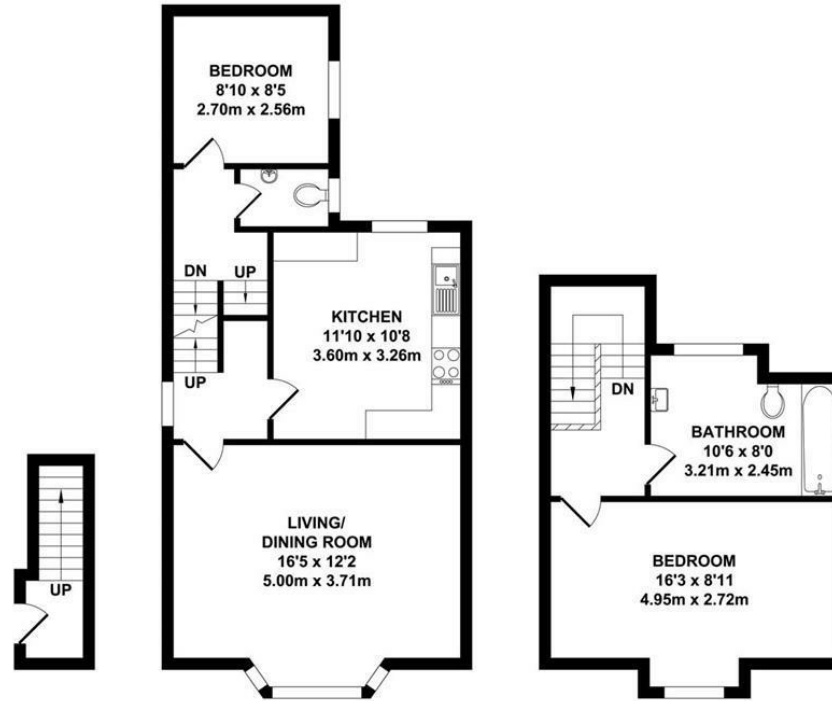
Tonbridge is known for its rich history and vibrant community, making it an excellent location for those who appreciate both culture and modern amenities. Residents will enjoy easy access to local shops, cafes, and parks, as well as excellent transport links for commuting to nearby towns and cities.

This apartment on Quarry Hill Road presents a wonderful opportunity for anyone looking to settle in a convenient area of Tonbridge. With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers. Do not miss the chance to make this charming apartment your new home.

Call now to book your viewing.

- SOLD BY KHP COUNTRY HOMES
- Easy Access to mainline station
- Convenient location
- Living/dining room
- Kitchen
- Cloakroom
- Bathroom
- Parking
- Early viewing highly encouraged
- Chain free





GROUND FLOOR  
APPROX. FLOOR AREA  
31 SQ.FT.  
(2.88 SQ.M.)

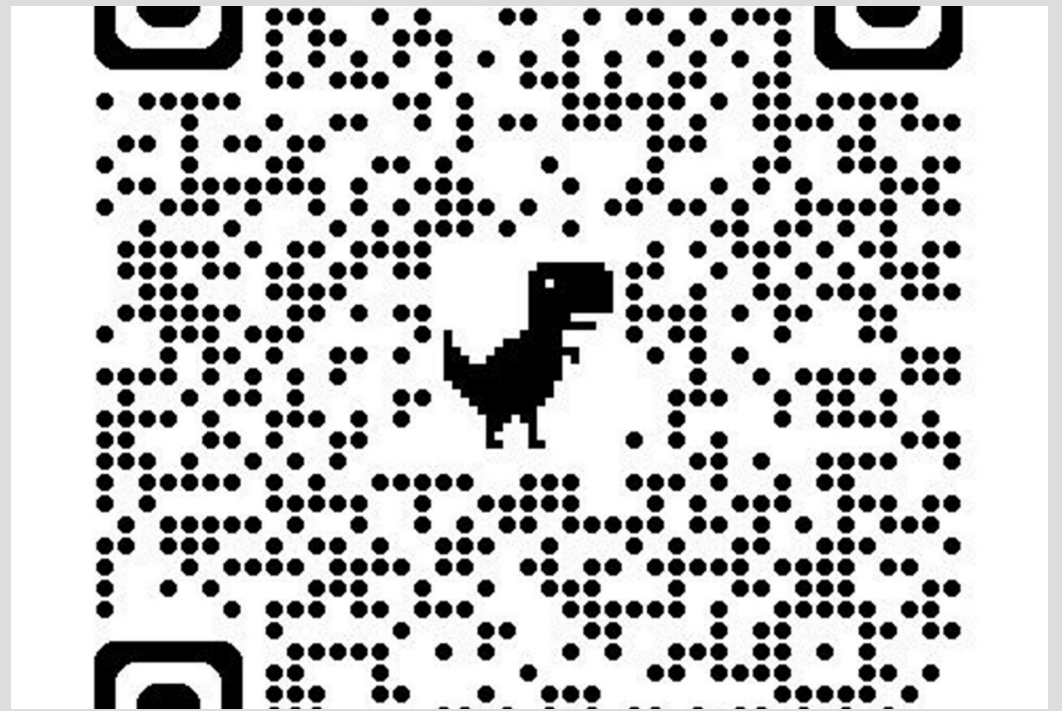
FIRST FLOOR  
APPROX. FLOOR AREA  
519 SQ.FT.  
(48.20 SQ.M.)

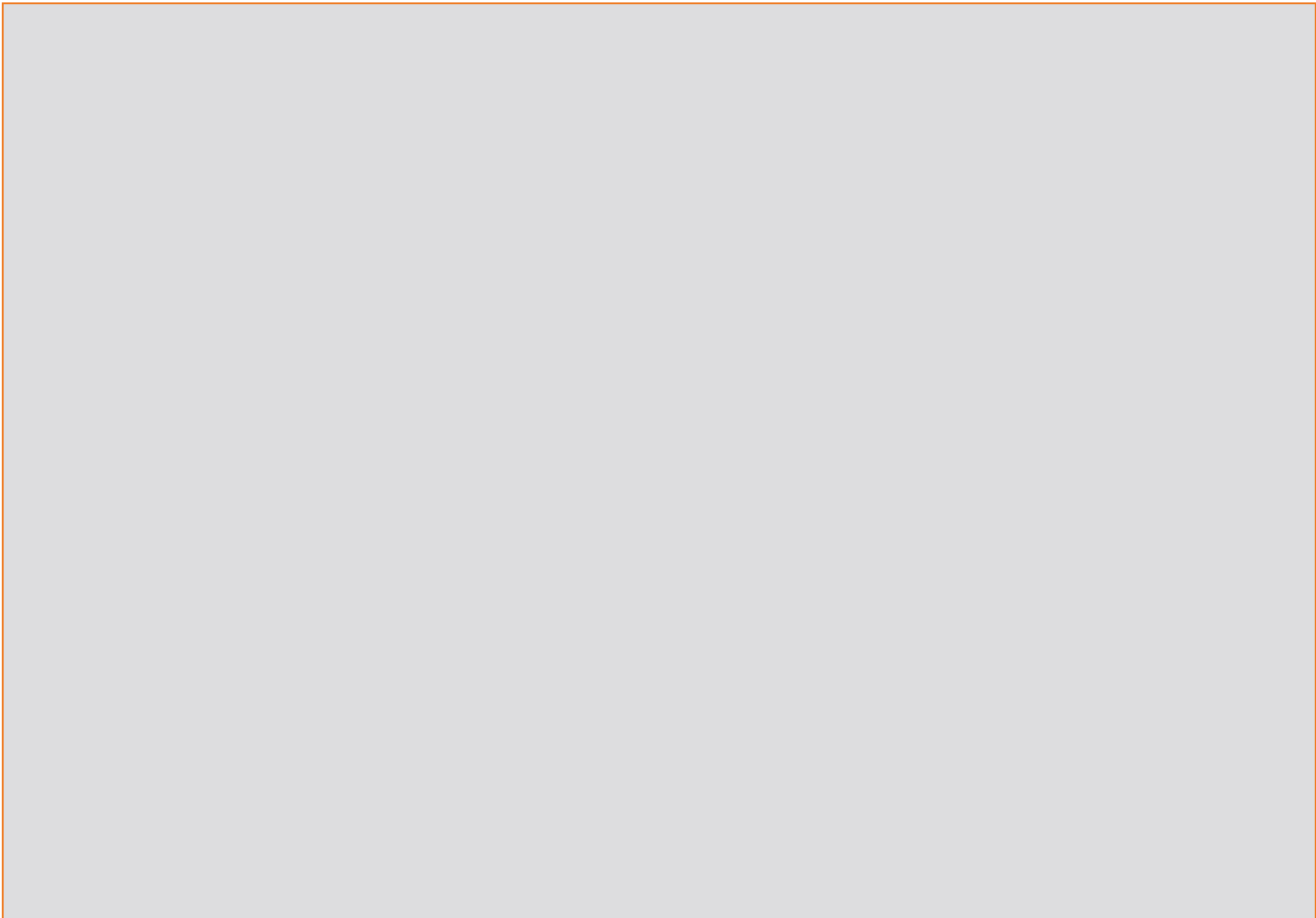
SECOND FLOOR  
APPROX. FLOOR AREA  
306 SQ.FT.  
(28.39 SQ.M.)

**TOTAL APPROX. FLOOR AREA 855 SQ.FT. (79.47 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	A		
	B		
	C		76
	D	56	
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	





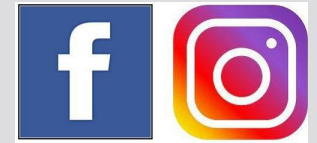
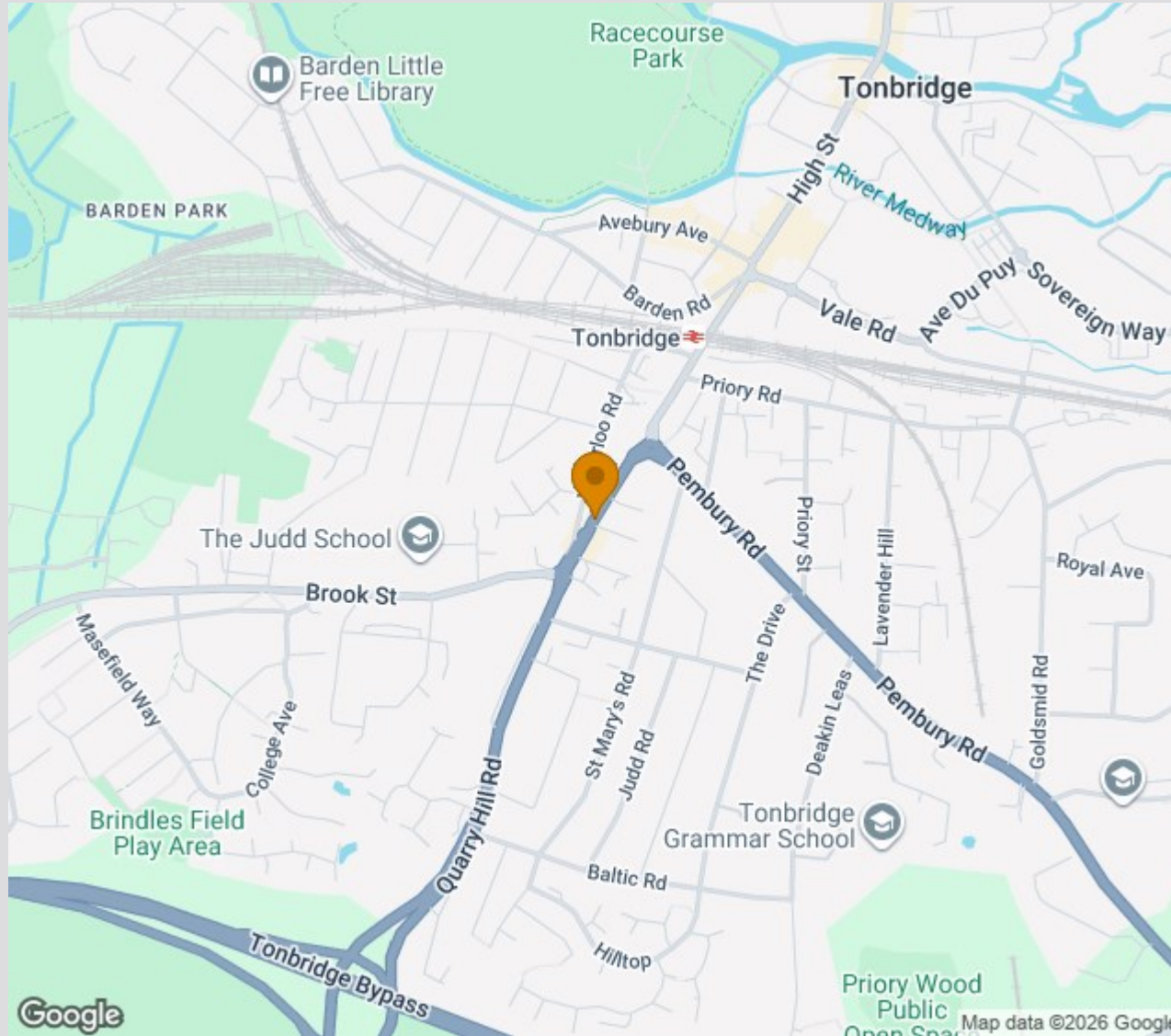
## Location Map

Tenure: Leasehold

Council tax band: B

### AML PW

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



TO VIEW CONTACT:

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