



Well presented ground floor studio flat situated in the charming 'Bordyke' area of Tonbridge, close to the church, within a short walk of Tonbridge mainline station & town centre.

£145,000 **Leasehold**



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LETTINGS, SALES & PROPERTY MANAGEMENT

Church Lane, Tonbridge

 Bedrooms: 0

 Bathrooms: 1

 Receptions: 1

- Charming location
- Short walk to station & town
- Recently fitted kitchen
- Communal courtyard
- CHAIN FREE



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ACCOMMODATION

The accommodation comprises a communal main entrance leading to the private flat entry. Entry phone system. Open plan bedroom/lounge and recently installed fitted kitchen. Appliances include an extractor fan, electric oven, hob, washing machine and fridge with freezer compartment. Large storage cupboard. Bathroom with shower attachment over bath.

OUTSIDE

Communal courtyard garden area. Parking in nearby road available with residents permit from Tonbridge & Malling council.

UTILITIES & KEY INFORMATION

Mains gas/electricity/water/sewerage

Heating: mains gas

Service charge: £500.00 per annum

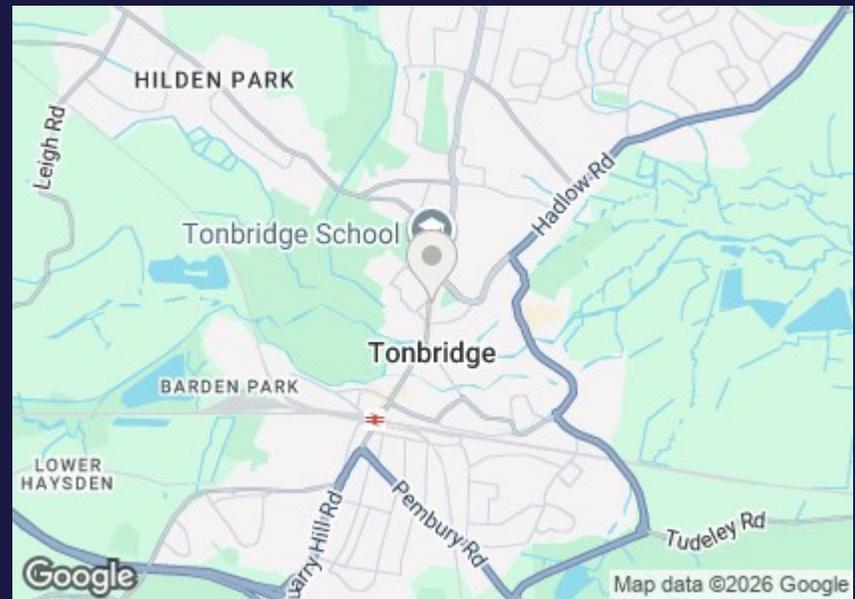
Ground rent: £100.00 per annum

Local authority: Tonbridge & Malling Council

Council Tax Band: A

987 years remaining on Lease

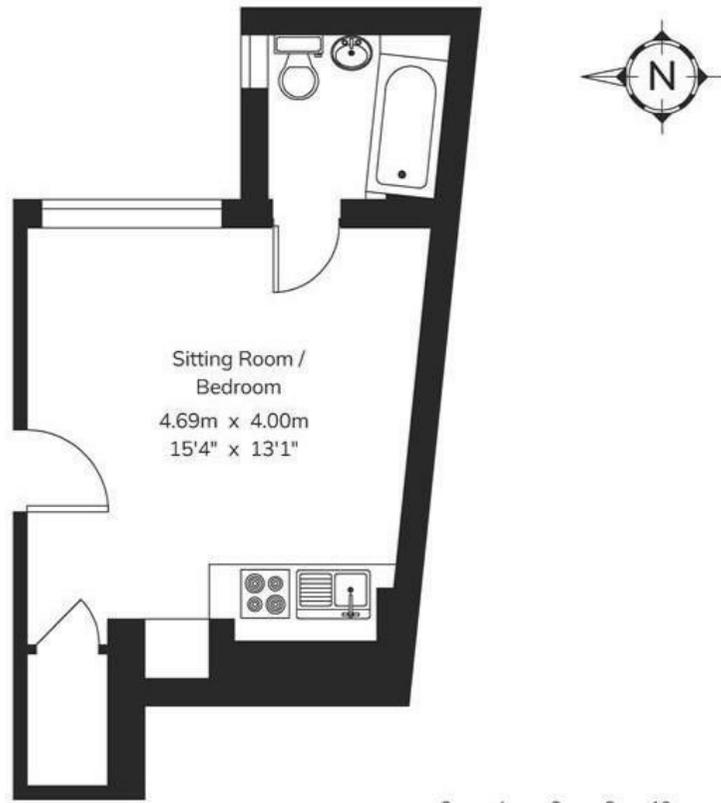




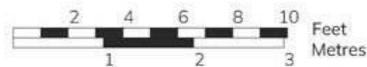
From Hildenborough, head south on A227 towards Borden. Parking can be found in Kinnings Row, the first turning on the right as you come in to Borden; there is a path from here which takes you through to Church Lane, the property can be found a little way down (towards high street) on the left hand side.



Gross Internal Area : 25.1 sq.m (270 sq.ft.)



Ground Floor



For Identification Purposes Only.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



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