



Flat 1, Appletrees, London Road, Tonbridge, Kent, TN10 3AJ  
Guide: £240,000 - £250,000 Leasehold (Share of Freehold)

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





- \*Smart Ground Floor Apartment
- \*Convenient Location Walkable to Town & Station
- \*Double Bedroom with Bay Window
- \*Open Plan Living Space & Modern Kitchen
- \*Refurbished Contemporary Bathroom
- \*Private South Westerly Terrace
- \*Attractive Communal Gardens & Parking
- \*Allocated Parking Space
- \*Ideal Investment or First Purchase

#### Description

This smart ground floor one bedroom apartment is situated in the small Appletrees development, within walking distance of the town and station offering fast services to London. This stylish apartment is presented in lovely order throughout, combining period charm with modern conveniences, enjoying the added bonus of direct access to a private sunny terrace, being sold with a share of the freehold, an ideal investment or first purchase.

#### Accommodation

- The front of the property is set back from the main road and approached over a gravel driveway with allocated and communal parking area, bin storage and mature shrub/tree boundaries providing screening. A communal entrance door with tiled porch canopy and entry phone system leads to the communal hallway and door to the apartment.
- You enter the apartment into a small hallway having entry phone system, wall mounted fuse board and cloaks space. Smart modern wooden panelled doors lead to the bedroom and open plan living space.
- Delightful bedroom with high ceiling, picture rail and deep cornice, attractive tall bay window with bespoke fitted wooden shutters and bank of fitted wardrobes offering ample storage.
- Contemporary refitted bathroom fitted with a white suite comprising shower bath with wall mounted thermostatic shower with rainfall head and glazed screen, close coupled toilet and pedestal basin. Fully tiled walls with contrasting feature tiles and ceramic sparkle tiled flooring. extractor fan, inset led lighting and heated towel rail.
- Open plan living space with modern two-tone gloss fitted kitchen, a light and airy space enjoying high ceilings, picture rails and deep cornice, feature mood downlighting to the kitchen area which is cleverly separated by a peninsular breakfast bar. The sitting area enjoys a lovely outlook over the gardens and patio doors, fitted with a made to measure heat retaining blind, open out onto the private brick paved terrace. Storage cupboard housing Vaillant gas fired boiler. Integrated Zanussi kitchen appliances including fridge/freezer, single oven and hob, slimline dishwasher and washing machine. Deep storage cupboard with bespoke shelving.



- Steps lead from the sitting area to the private brick paved terrace with steps leading down to the communal lawn, ideal for summer barbeques and al fresco dining.
- The attractive south westerly communal gardens are laid to lawn interspersed with mature tree and shrubs/flower borders, including magnolia and rhododendrons and trees, pathways and seating areas for the residents to enjoy. Fenced and mature hedge boundaries provide privacy.
- Services & Points of Note: All mains services. Gas central heating. Double glazed windows. Allocated parking space. Communal parking. No pets. Patio doors replaced in 2021.
- Maintenance Charges: £1,672.80 per annum managed by Helen Breeze Property Management. The charge includes a reserve into a sinking fund, standing at £19,542 in the last accounts dated 30/11/24.
- Lease: 999yrs from 1987, 961yrs remaining - Share of Freehold.
- EPC: C

**Situation**  
 Conveniently situated on the borders of the village of Hildenborough with main line station, shops and local amenities and Tonbridge a market and commuter town situated on the banks of the river Medway with Norman castle and riverside park. The town offers a good range of shops, supermarkets, restaurants, bars and cafes, leisure centres, a swimming pool and tennis courts. There are excellent primary and secondary schools locally in both state and private sectors including Weald of Kent, Tonbridge and Judd grammar schools, as well as Hillview and Hayesbrook secondary schools. Tonbridge main line station provides fast services to Cannon Street/London Bridge/Charing Cross in about 40 minutes. The A21 and A26 linking to the M25 and M20 are easily accessible.



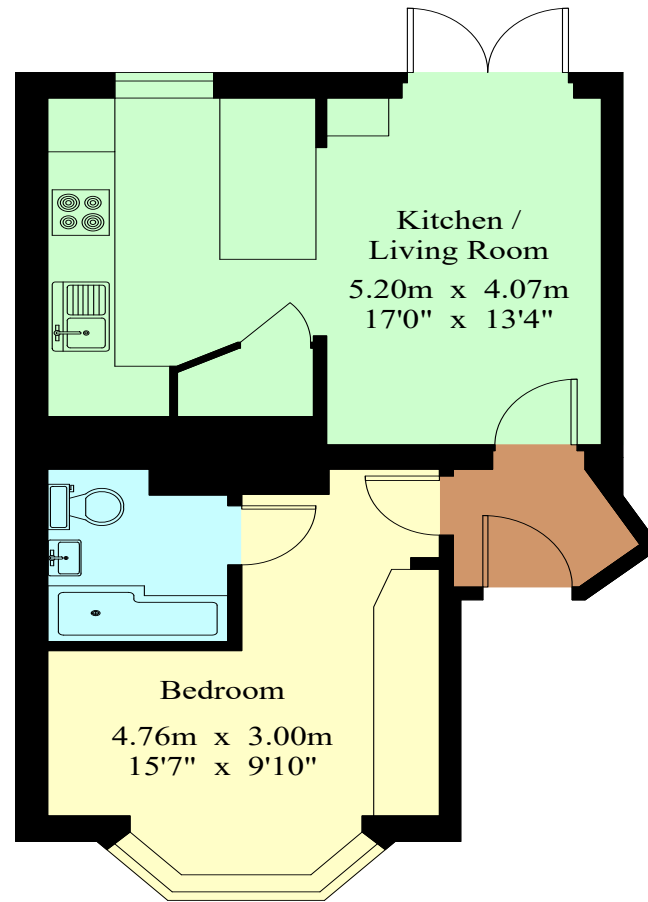
Viewing Strictly By Appointment

01732 834835

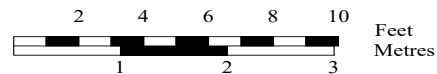
[www.jamesmillard.co.uk](http://www.jamesmillard.co.uk)  
[hildenborough@jamesmillard.co.uk](mailto:hildenborough@jamesmillard.co.uk)

# Flat 1, Appletrees

**Gross Internal Area : 41.2 sq.m (443 sq.ft.)**



Ground Floor



For Identification Purposes Only.

© 2024 Trueplan (UK) Limited (01892) 614 881

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

