



Well-proportioned apartment with private south facing terrace & garage, set within this imposing country residence with communal grounds.

**Flat 7, The Coach House, Dene Park, Shipbourne Road, Tonbridge, Kent, TN11 9NS**

£425,000 Share of Freehold (999 year lease from 01/01/1991)





- Well-proportioned apartment
- No onward chain
- Character features
- Private South facing terrace
- Garage, parking space & visitor parking
- Tonbridge station approx. 3.2 miles
- Sevenoaks station approx. 8.3 miles
- Beautiful landscaped communal grounds & tennis court

#### Local Information

##### • Comprehensive Shopping:

Tonbridge (3 miles), Sevenoaks (7 miles), Tunbridge Wells & Bluewater.

• **Mainline Rail Services:** Tonbridge (3.2 miles), Hildenborough & Sevenoaks to Cannon Street/ Charing Cross.

• **Schools:** There are many highly regarded schools in the area, both state & private.

• **Leisure Facilities:** Nizels Golf & Fitness centre in Hildenborough. Poult Wood Golf Club, Tonbridge. Also in Tonbridge are outdoor & indoor pools, the Angel Leisure Centre & a range of sporting clubs to include athletics, football, baseball, swimming and sailing.

• All distances are approximate.

#### About this property

7 The Coach House is an attractive and well-presented purpose built apartment which forms part of this prestigious country estate and benefits from no onward chain. The spacious apartment is fitted with a modern kitchen and shower rooms and features include decorative ceiling roses, cornice, an attractive open fireplace and under floor heating throughout. Also of note is a wonderful south facing private terrace and a garage.

• The versatile double aspect reception room has a study area, a feature fireplace with an open fire and direct access to the south facing terrace.

• The kitchen is fitted with a comprehensive range of wall and base units and integral appliances.

• The two double bedrooms both have fitted wardrobes, with one room served by an en suite shower room.

• The entrance hall has access to the communal hall and the second shower room.

• The terrace features a stone balustrade and provides a spacious area for al fresco entertaining and to enjoy the far reaching views.

• The garage is en block and has high level storage.

• The communal gardens amount to about 4 acres with wide swathes of lawn and mature trees and shrubs, together with views over the beautiful adjoining countryside. Use of the tennis court is granted to all residents.

#### Tenure

Share of Freehold. 999 year lease from January 1991

#### Service Charge

6.5% of Building charge  
4.77% of Estate charge

#### Local Authority

Tonbridge and Malling Borough Council. Tax Band 'G'



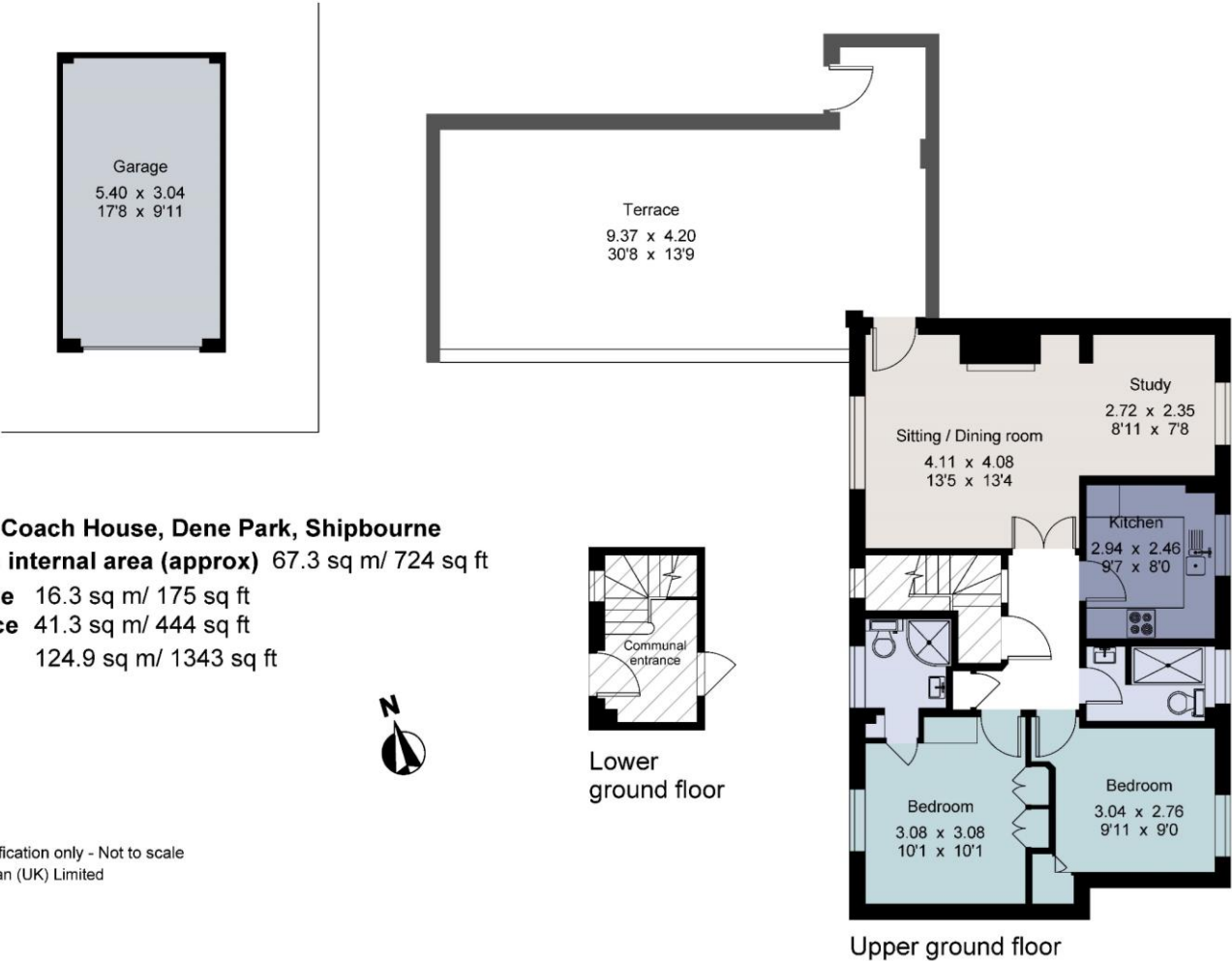




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Gross Internal Area 724 sq ft, 67.3 m<sup>2</sup>

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#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.

#### Directions

From the centre of Tonbridge proceed in a northerly direction along the A227 Shipbourne Road. Just after Tonbridge School on the left, bear right which continues as Shipbourne Road. Proceed over the next two roundabouts out of town for approx. 1.5 miles. Just after a sharp left hand bend the entrance for Dene Park will be found.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(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		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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