



**Legg & Co**  
SALES AND LETTINGS

**The Lyons**  
**East Street | Tonbridge**  
**| TN9**

*CHAIN FREE SALE | TOP FLORR APARTMENT | PRESTIGIOUS DEVELOPMENT | TONBRIDGE TOWN CENTRE | ENSUITE SHOWER ROOM | MODERN PRESENTATION*

***Guide Price £290,000 - £300,000 | Leasehold***

Legg & Co are delighted to offer for sale this very well presented top floor apartment located in a sought after development very close to Tonbridge High Street. The property offers spacious and naturally well lit accommodation throughout and comprises: communal entrance hallway with lift service and stairs, private entrance hallway to the apartment with a large storage cupboard and airing cupboard, Master bedroom with ensuite shower room and fitted wardrobes, second bedroom with fitted wardrobes, large sitting dining room, kitchen with ample storage cupboards, works surface and space for appliances. Outside there are well maintained communal areas, an allocated under croft parking bay and visitor parking. Tonbridge is a thriving market town that has developed over the centuries. It boasts a 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 etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of 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 scale of education from Nursery to College and includes Grammar & Private schools such as the world-renowned Tonbridge School.





## East Street, Tonbridge, TN9

Approximate Area = 662 sq ft / 62 sq m  
 Limited Use Area(s) = 51 sq ft / 4 sq m  
 Total = 713 sq ft / 66 sq m  
 For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR

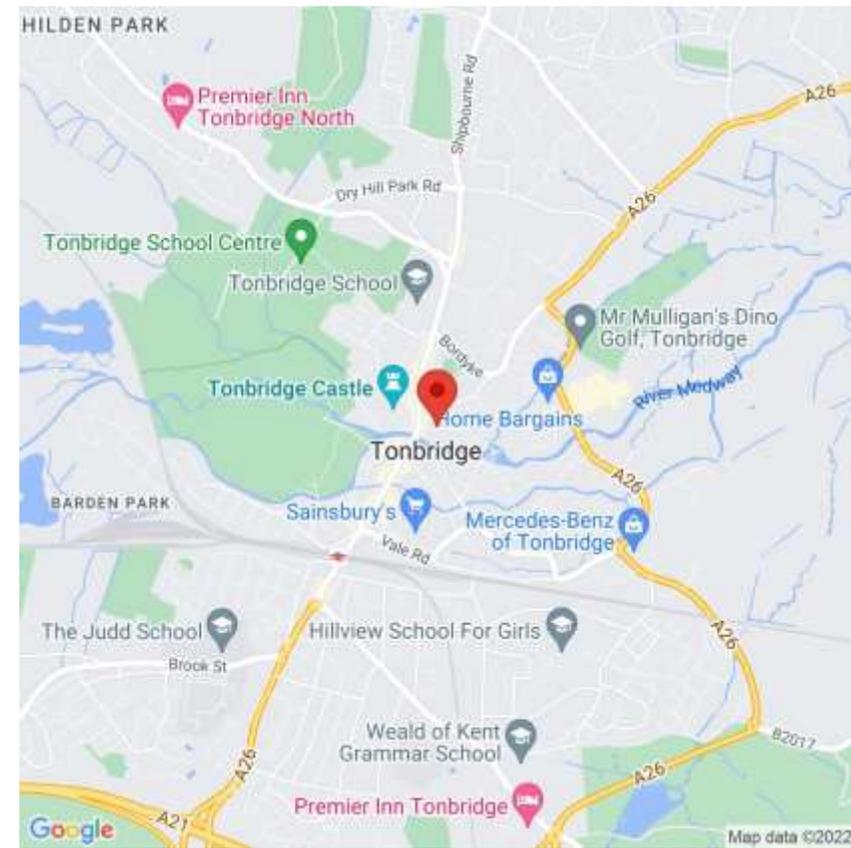


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Recommendations. © November 2022. Produced for Roland Legg Property Consultant. REF: 000096

## Legg & Co Property Limited

Riverside House, River Lawn Road, Tonbridge, Kent, TN9  
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	77
(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>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

