Lambert & Foster

EST 1900



TECHNOLOGY HOUSE

MOUNT PLEASANT | HILDENBOROUGH | KENT | TN11 9JG

A beautifully renovated first-floor flat in the sought-after village of Hildenborough, Tonbridge. Finished to a high standard, the property offers a stylish living space, modern kitchen, one spacious bedroom and a bathroom, along with the benefit of parking. Ideally located close to local shops, cafés, pubs, restaurants and everyday amenities, with excellent transport links to Tonbridge and surrounding areas, as well as a mainline station with direct trains to London. This is an ideal home for first-time buyers, professionals or investors. No Onward Chain.

Guide Price £300,000 - £325,000

SHARE OF FREEHOLD









TOP FLOOR FLAT, TECHNOLOGY HOUSE
MOUNT PLEASANT, HILDENBOROUGH, TONBRIDGE, KENT, TN11 9JG

- Offered with no onward chain
- Spacious one-bedroom upstairs flat
- Modern kitchen and bathroom
- Private parking
- Convenient Hildenborough location close to shops, cafés, pubs and local amenities
- Excellent transport links with a mainline station to London

VIEWING: By appointment only.
Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///fetch.invite.sang

TENURE: A new 999-year lease will be granted on completion, together with a 50% share of the freehold, subject to final legal documentation and lender consent

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Electric

BROADBAND: Standard and Superfast available

MOBILE COVERAGE: Good Outdoor and In-Home
(Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information).

LOCAL AUTHORITY: Tonbridge and Malling Borough Council

COUNCIL TAX: TBC **EPC:** D (66)

COVENANTS: Service charge TBC

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** Very Low **Surface Water:** Very Low **Reservoirs:** Unlikely **Groundwater:** Unlikely
(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under tiled roof







PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competiton and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

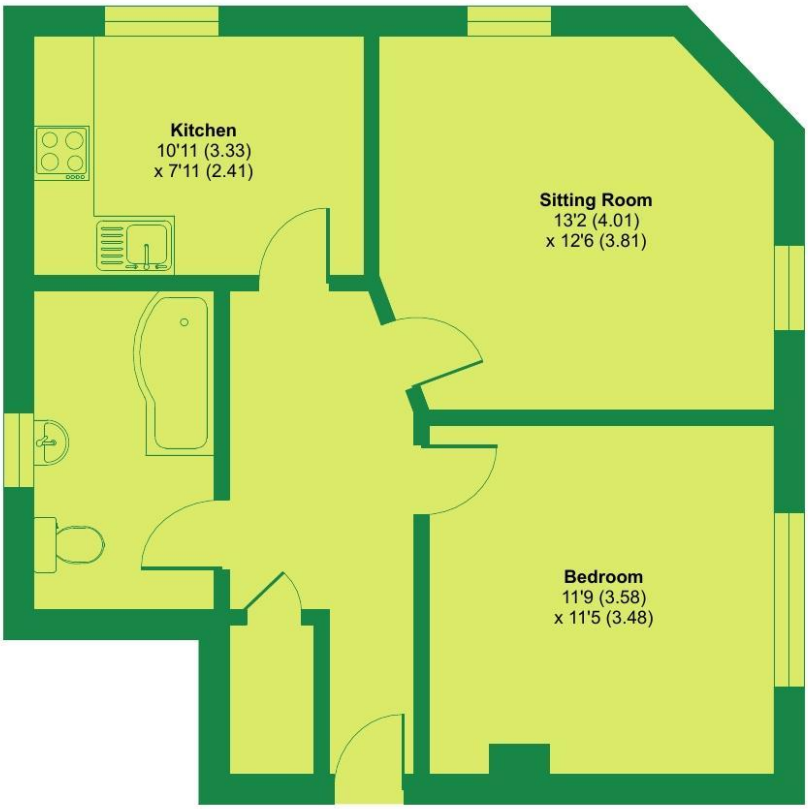
MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers. AML search fees will apply.

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Technology House, Mount Pleasant, Hildenborough, Tonbridge, TN11 9JG

Approximate Area = 566 sq ft / 52.5 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Lambert and Foster Ltd. REF: 1525984