



ONE THREE THREE

HIGH STREET, TONBRIDGE



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Regalpoint Homes' latest development, One Three Three, is a stunning collection of fourteen 1 & 2 bedroom apartments and one 3 bedroom mews house located in the popular Kentish town of Tonbridge. Residents benefit from everything this market town has to offer; excellent transport links, leading schools, leisure facilities and tempting eateries – all just a walk away.

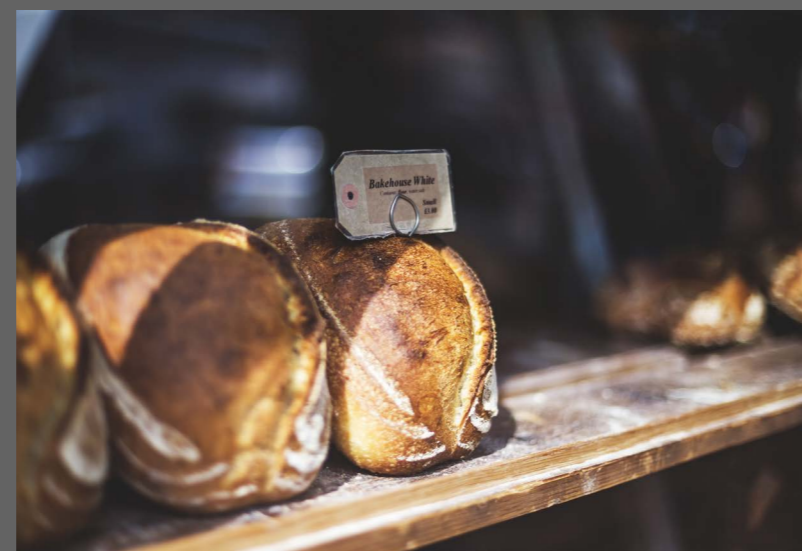


LIVE HAND IN HAND WITH HISTORY AND AMENITY

Sitting within the historic conservation area of Tonbridge High Street, One Three Three is surrounded by some of the town's most impressive historic buildings, such as Tonbridge Castle and St Peter & St Paul's church. Selected homes look over these iconic structures, enjoying incredible views across the Tonbridge skyline. The River Medway is a 3 minute walk from the homes, bringing with it sporting opportunities, picturesque walking routes and the chance to socialise in some of the many eateries that line its banks.

The town itself has experienced significant regeneration funding and has a broad range of amenities and shopping choices, including a post office, newsagents, a pharmacy and a multitude of enticing drinking and dining opportunities. Tonbridge playing fields is a central point to the town and is the ideal place to spend an afternoon, with a lively playground and three large grassy playing fields. Nearby is Tonbridge Swimming Pool and Spa, which includes an outdoor swimming area, great for the summer months. Residents at One Three Three are also just a short walk from beautiful countryside, such as Barden Lake, Haysden Country Park and the Medway trail.





WHATEVER YOUR NEEDS, THEY'RE MET IN TONBRIDGE

Children in Tonbridge have access to some of the best schools in the South East, such as Tonbridge School – a leading independent a mere 0.2 miles away, or Tonbridge Girls Grammar School, just over a mile from the homes. Judd School, Weald of Kent Grammar and Hillview are just a few further institutions in town, and more excellent schooling can be found in the neighbouring towns of Tunbridge Wells and Sevenoaks.

For those reliant on public transport or the central road networks, One Three Three is in an ideal spot for both. Tonbridge Station is half a mile away and offers regular trains to London Charing Cross in 42 minutes, London Bridge in 32 minutes, Tunbridge Wells in 10 minutes and Hastings in 50 minutes. The A26 and the A21 run through Tonbridge, conveniently leading to the M20 and M25. A regular bus service is also in operation, with a stop on the main road close to One Three Three, and cycle lanes can be found throughout the high street to neighbouring villages.

THE BEST POSITION FOR AN UNBEATABLE LIFESTYLE





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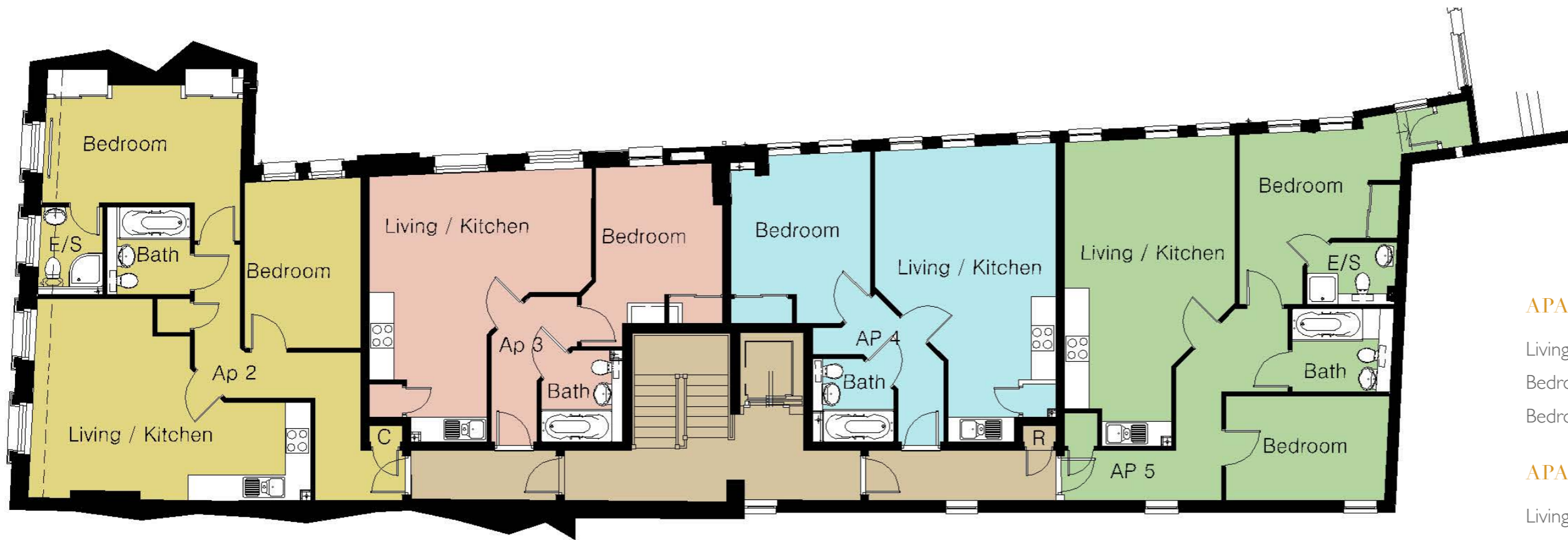
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HIGH STREET HOMES WITH HIGH-END FEATURES

One Three Three is a diverse development consisting of fourteen apartments with 1 and 2 bedrooms as well as a three bedroom mews house. The homes are accessed via a private entrance just off the high street, and each benefit from access to bicycle storage and a secure private parking space.

The apartments enjoy open plan kitchen/dining/living rooms with modern appliances and generous bedrooms, all highlighted by high quality and tasteful interiors. Apartments 13 and 14 boast a top floor bedroom suite, 11 and 12 each have a balcony, and apartment 10 enjoys a magnificent rooftop garden. A useful lift serves apartments 2-12. The mews house provides three bedrooms and features double doors in the dining room that lead out onto a pretty private courtyard.





FIRST FLOOR

APARTMENT 1 | 87.06m² floor area

| | | |
|----------------|-------------|---------------|
| Living/Kitchen | 5.3m x 4.5m | 17'3" x 14'8" |
| Bedroom | 4m x 4.7m | 13' x 15'4" |
| Bedroom | 4.8m x 3.5m | 15'8" x 11'4" |

APARTMENT 2 | 70.45m² floor area

| | | |
|----------------|---------------|---------------|
| Living/Kitchen | 6.8m* x 4.6m* | 22' x 15' |
| Bedroom | 4.8m* x 3.2m* | 15'8" x 10'6" |
| Bedroom | 2.8m x 4.1m | 9'2" x 13'4" |

APARTMENT 3 | 47.35m² floor area

| | | |
|----------------|--------------|---------------|
| Living/Kitchen | 5.4m x 6.6m* | 17'8" x 21'6" |
| Bedroom | 3.4m x 4.4m* | 11' x 14'3" |

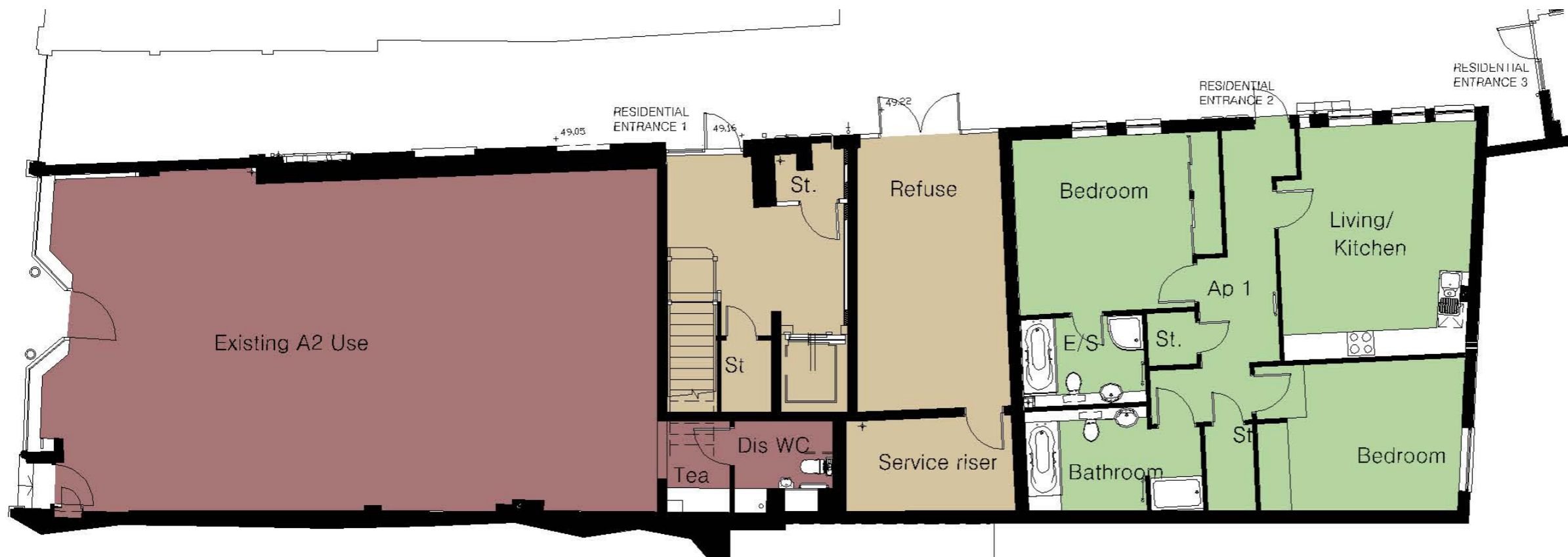
APARTMENT 4 | 47.40m² floor area

| | | |
|----------------|---------------|---------------|
| Living/Kitchen | 4.4m* x 7.2m* | 14'3" x 23'6" |
| Bedroom | 3.4m x 4.1m | 11' x 13'4" |

APARTMENT 5 | 69.60m² floor area

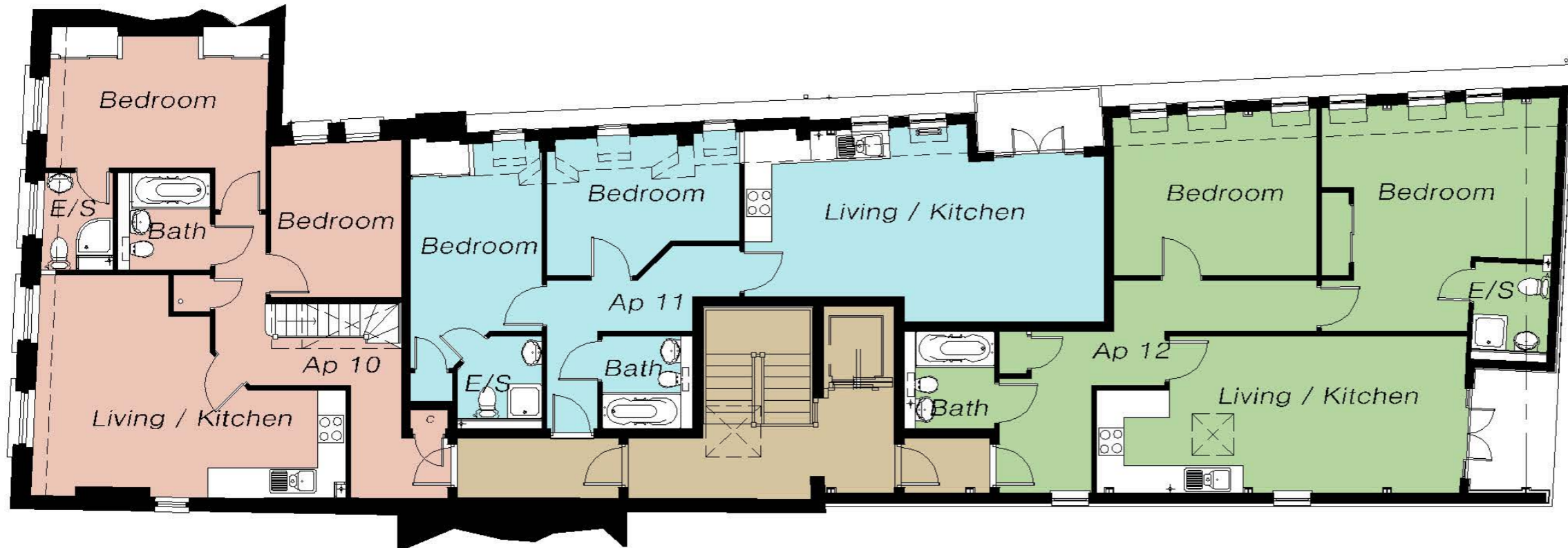
| | | |
|----------------|---------------|---------------|
| Living/Kitchen | 4.1m x 7.5m* | 13'4" x 24'6" |
| Bedroom | 3.9m* x 4.5m* | 12'9" x 14'8" |
| Bedroom | 3.9m x 2.5m | 12'9" x 8'2" |

*Maximum. Please note that dimensions are approximate.



GROUND FLOOR





THIRD FLOOR

APARTMENT 6 | 70.30m² floor area

| | | |
|----------------|---------------|---------------|
| Living/Kitchen | 6.8m* x 4.6m* | 22' x 15' |
| Bedroom | 4.8m* x 3.2m* | 15'8" x 10'6" |
| Bedroom | 2.8m x 4.1m | 9'2" x 13'4" |

APARTMENT 7 | 47.16m² floor area

| | | |
|----------------|--------------|---------------|
| Living/Kitchen | 5.4m x 6.6m* | 17'8" x 21'6" |
| Bedroom | 3.4m x 4.4m* | 11' x 14'3" |

APARTMENT 8 | 47.88m² floor area

| | | |
|----------------|---------------|---------------|
| Living/Kitchen | 4.4m* x 7.2m* | 14'3" x 23'6" |
| Bedroom | 3.4m x 4.1m | 11' x 13'4" |

APARTMENT 9 | 68.02m² floor area

| | | |
|----------------|---------------|---------------|
| Living/Kitchen | 4.1m x 7.5m* | 13'4" x 24'6" |
| Bedroom | 3.9m* x 4.2m* | 12'9" x 13'8" |
| Bedroom | 3.9m x 2.5m | 12'9" x 8'2" |

APARTMENT 10 | 69.56m² floor area

| | | |
|----------------|---------------|---------------|
| Living/Kitchen | 6.8m* x 4.8m* | 22' x 15'8" |
| Bedroom | 4.8m x 3.1m | 15'8" x 10'1" |
| Bedroom | 2.8m x 3.4m | 9'2" x 11' |

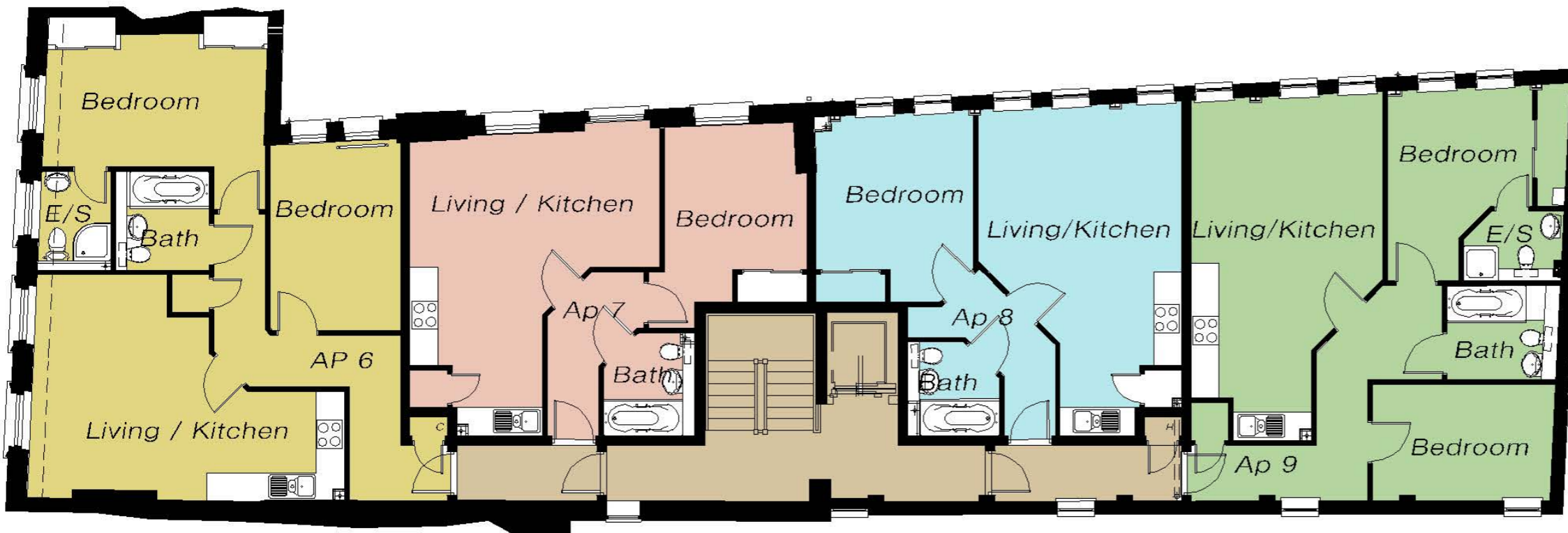
APARTMENT 11 | 69.38m² floor area

| | | |
|----------------|--------------|---------------|
| Living/Kitchen | 7.8m x 4.3m | 25'6" x 14' |
| Bedroom | 2.8m x 5.6m* | 9'2" x 18'3" |
| Bedroom | 4.2m x 3.1m* | 13'8" x 10'1" |

APARTMENT 12 | 85.57m² floor area

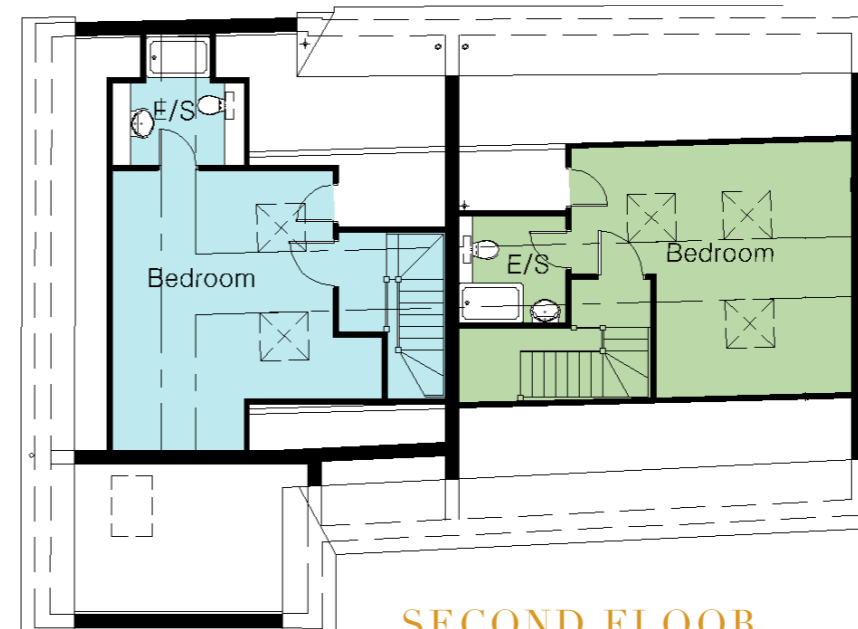
| | | |
|----------------|-------------|---------------|
| Living/Kitchen | 8m* x 3.4m | 26' x 11' |
| Bedroom | 5.1m* x 5m* | 16'8" x 16'4" |
| Bedroom | 4.4m x 3.6m | 14'3" x 11'9" |

*Maximum. Please note that dimensions are approximate.



SECOND FLOOR





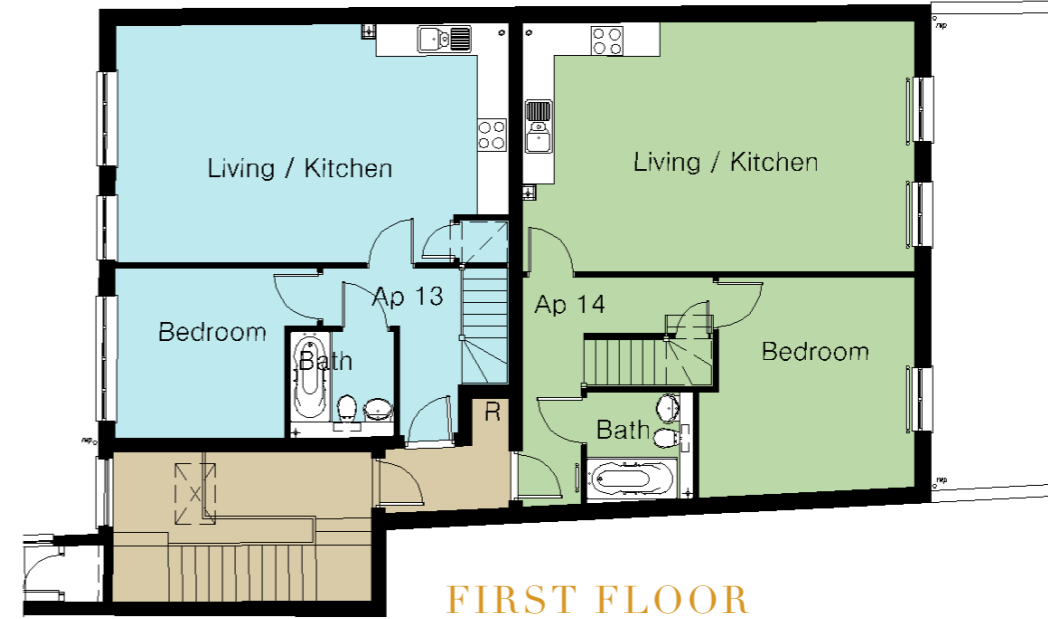
APARTMENT 13
88.58m² floor area

Living/Kitchen
 7.4m x 4.4m 24' x 14'4"

Bedroom
 3.8m* x 3.2m 12'4" x 10'6"

Bedroom
 5m* x 5.2m* 16'4" x 17'

SECOND FLOOR



APARTMENT 14
97.25m² floor area

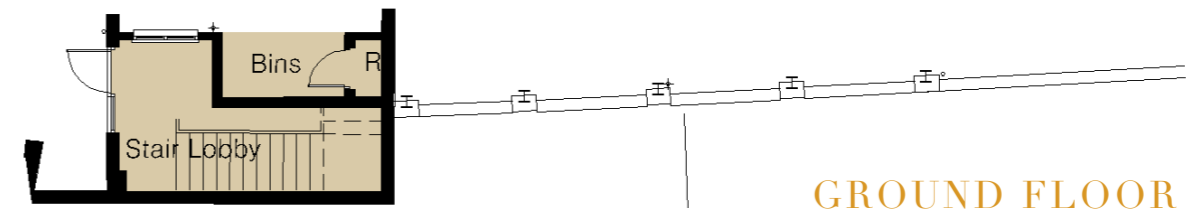
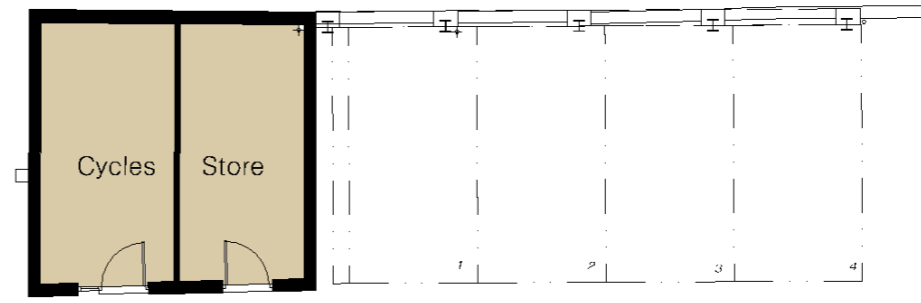
Living/Kitchen
 7.4m x 4'7m 24' x 15'4"

Bedroom
 4.1m* x 4.1m 13'4" x 13'4"

Bedroom
 5.2m* x 4.8m* 17' x 15'8"

*Maximum. Please note that dimensions are approximate.

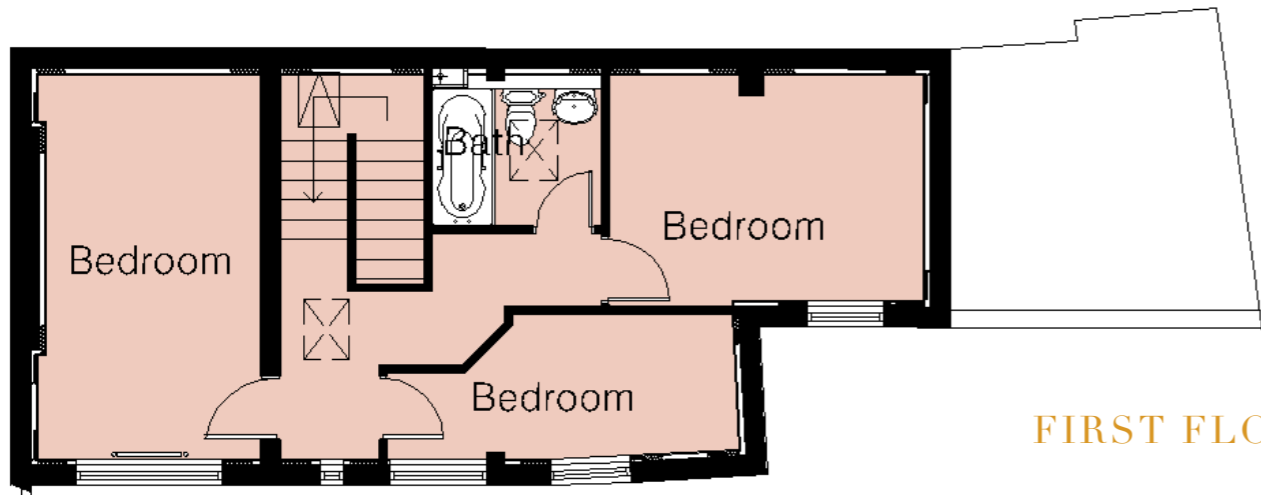
FIRST FLOOR



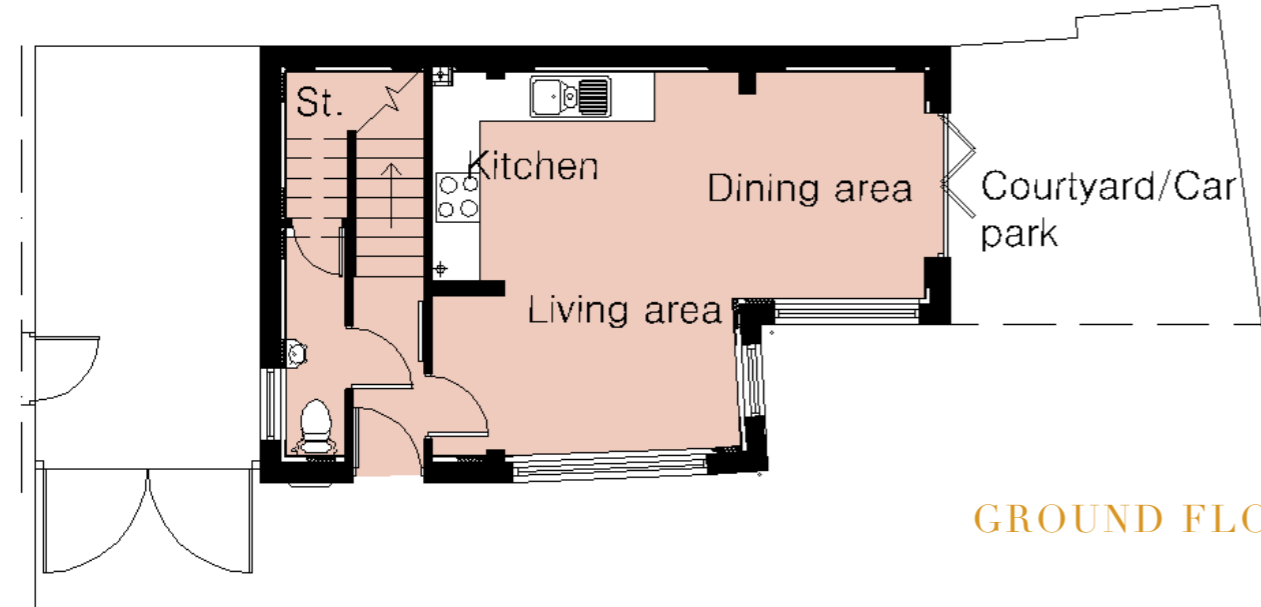
GROUND FLOOR







FIRST FLOOR



GROUND FLOOR

84.91m² floor area

| | | |
|----------------|---------------|----------------|
| Living/Kitchen | 6.1m* x 4.8m* | 19'10" x 15'8" |
| Bedroom | 4.8m x 2.8m | 15'8" x 9'2" |
| Bedroom | 3.9m x 2.9m | 12'8" x 9'6" |
| Bedroom | 4.4m* x 1.8m | 14'3" x 6' |

*Maximum. Please note that dimensions are approximate.



THE
MEWS
HOUSE



COMPANY PROFILE

Sevenoaks-based Regalpoint was formed in 2000 to take advantage of development opportunities throughout Kent, Sussex, Surrey and the southern London Boroughs.

The company specialises in new build, conversion and the refurbishment of houses and apartments. Since inception, Regalpoint has completed numerous developments from 1 bedroom apartments to 7 bedroom houses.

The company is run by a small dedicated management team with most professional services outsourced. A sympathetic approach to the environment, design and construction quality is at the core of the company's philosophy and has resulted in a number of awards.





SPECIFICATION



KITCHENS

- Individually-designed contemporary Stormer Kuchen from Germany.
- One bedroom homes include laminate worktops and 2 bedroom homes include quartz stone worktops with co-ordinating upstands.
- Appliances include built-in electric oven and induction hob, cooker hood, integrated fridge/freezer and washer/dryer. Two bedroom apartments also include a dishwasher.
- Stainless steel 1 1/2' bowl sink with chrome mono block tap.
- Luxury vinyl tiling (LVT) to the floor.

BATHROOM/ENSUITE

- Stylish Villeroy & Boch sanitaryware.
- Chrome fittings including taps and shower.
- Heated chrome towel rail.
- Generous choice of ceramic tiles to selected wall areas and tile floor.*

INTERNAL DECORATIONS & FEATURES

- Flush oak veneered doors with sleek chrome furniture.
- Fitted wardrobe with sliding doors to master bedroom.
- Smooth ceilings painted white.

- White architraves to all internal doorways and skirting throughout.
- Flooring to hallway and living room is luxury vinyl tiling (LVT), with carpet to bedrooms.

HEATING & ELECTRICAL SERVICES

- Gas-fired central heating by radiators with thermostatic valves, apartments 3, 4, 7 & 8 have electric central heating by radiators.
- Energy efficient lighting throughout with downlighters to kitchen and bathrooms.
- Smoke alarms.
- Wiring for security alarm for ground floor apartments.
- TV & BT points to selected rooms.

EXTERNAL & INTERNAL COMMUNAL AREAS

- Electronic door entry system to apartments 2 - 12.
- Secure gated car park.
- Hallway and landing with carpeted floor.
- Internal walls painted white.
- Communal satellite and TV aerial.
- 10 year build warranty.

* Subject to build stage





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subject to scheme rules

1. FUGGLES BEER CAFE
2. HAVET RESTAURANT
3. OLD FIRE STATION
4. TONBRIDGE SWIMMING POOL
5. TONBRIDGE CASTLE
6. PIZZA EXPRESS
7. POST OFFICE
8. WAITROSE
9. SAINSBURY'S
10. STATION

TONBRIDGE JUDDIANS RUGBY FOOTBALL CLUB

TONBRIDGE JUNIORS FOOTBALL CLUB

TONBRIDGE STATION CAR PARK

HIGH STREET B2260

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PRESENTED BY



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