

**STEPHEN JAMES**  
RESIDENTIAL



Angel Lane, Tonbridge, TN9 1GF



## 26, Riverbank House, TN9

A modern and bright two-bedroom apartment situated in the heart of Tonbridge, featuring a stylish kitchen and elevated town views. The apartment is currently tenanted and achieving a rental income of £1,650 per month.

- Modern Interiors
- Central Location
- Investment Opportunity
- Natural Light
- Top Floor
- Close To The Station

Occupying a prime position on the third floor of Riverbank House, this two bedroom apartment offers contemporary living in the centre of Tonbridge. The building provides a secure, modern environment for residents looking for a sophisticated lifestyle in a highly convenient setting. The apartment includes one allocated parking space, with the option to purchase an additional space for £25,000.

Tonbridge has become an increasingly popular destination for both commuters and families, offering a perfect balance of historic charm and modern convenience. The town is renowned for its prestigious grammar schools and its vibrant, regenerating High Street, which features a diverse mix of independent boutiques and riverside dining.



## The Kitchen & Living Area

The living accommodation is thoughtfully arranged and finished to an exceptional standard throughout. The centerpiece is a dedicated living room measuring 4.29m x 3.28m, which offers a bright and airy atmosphere. This space is flooded with natural light from large windows and features a Juliet balcony, offering pleasant, leafy views and a seamless connection to the outdoors.

Separate from the lounge, the sleek, modern kitchen has been designed for both style and functionality. It comes fully equipped with high-quality, handleless cabinetry and premium integrated appliances. The space is further elevated by elegant stone-effect worktops and a striking feature skylight.





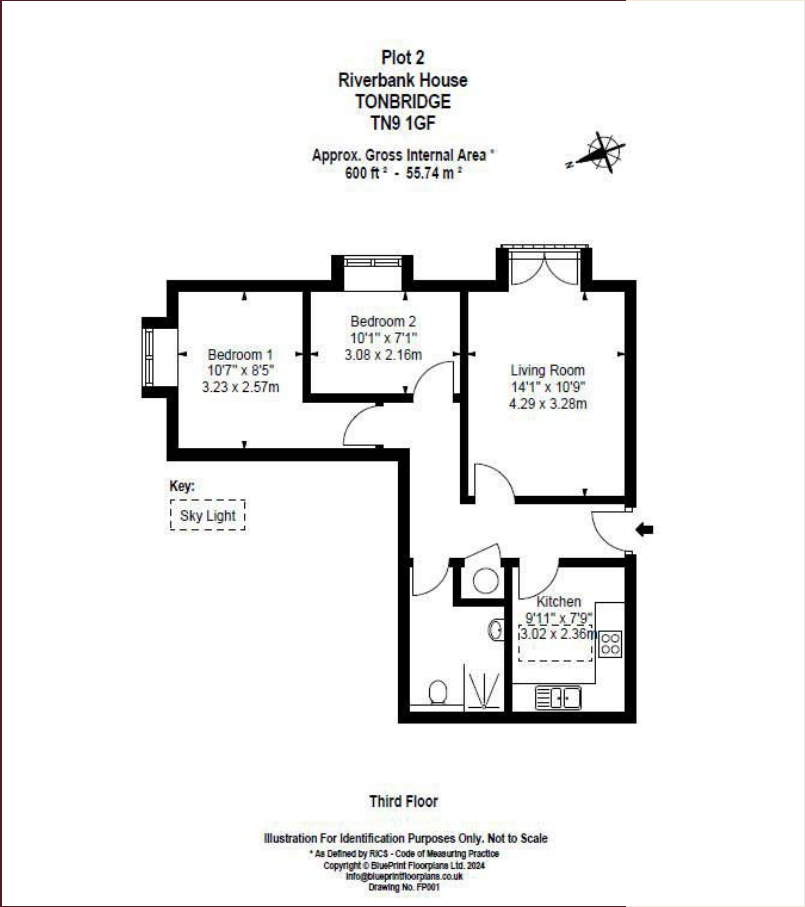
## Bedrooms & Bathroom

The apartment offers two well-proportioned bedrooms, both finished with neutral decor and premium flooring. Bedroom 1 measures 3.23 x 2.57m, suitable as a compact double bedroom, while Bedroom 2 (3.08 x 2.16m) provides excellent versatility as a guest room or home office.

The contemporary bathroom is a standout feature, fully tiled in dark marble-effect porcelain and featuring a walk-in rainfall shower with a glass screen, a floating vanity unit, and a polished chrome heated towel rail.



# Floor Plan



Energy Performance  
Certificate (EPC)

EPC : C

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# Contact Us

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