



Flat 2, New Court, East Street, Tonbridge, Kent,
TN9 1HB

**Waghorn
&
Company**

Independent Estate Agents

*** Ground Floor Flat * Short Walk To Tonbridge High Street * Beautifully presented *
Garage * EPC Rating D * No Forward Chain ***

Waghorn & Company of Tonbridge are delighted to offer for sale this beautifully presented and spacious ground floor flat situated a short walk from Tonbridge Town Centre. The property has accommodation comprising: Entrance hall, lounge/dining room, kitchen/breakfast room, shower room and double bedroom. Salient features include garage, gas central heating and double glazing and is being sold with the benefit of no forward chain. An internal viewing is highly recommended.

Entrance hall

Accessed via a UPVC entrance door with double glazed window to side, built in storage cupboard, doors to lounge/dining room, kitchen/breakfast room, bathroom and bedroom, radiator.

Lounge/Dining Room 17' 1" x 11' 9" (5.21m x 3.58m)

Two double glazed windows to side, radiator.

Kitchen/Breakfast Room 10' 2" x 9' 8" (3.1m x 2.95m)

Double glazed window to side, one and a half bowl sink and drainer with cupboard under and a further range of matching base and wall units, inset halogen hob, built in electric oven, integrated under counter fridge and freezer, radiator.

Bedroom 10' 2" x 13' 1" (3.1m x 3.99m)

Double glazed window to side and radiator.

Shower Room

Double glazed frosted window to side, low level WC, hand wash basin set within vanity unit, double walk in shower, heated towel rail, tiled flooring and ceramic wall tiling.

Outside

The property has a central courtyard with access to a garage and communal gardens laid to lawn.

Garage

Situated En- block with metal up and over door.





Energy Performance Certificate

SAP
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Dwelling type: Ground-floor flat
Date of assessment: 07 January 2013
Date of certificate: 07 January 2013

Reference number: 0638-4088-7269-0547-0924
Type of assessment: RdSAP, existing dwelling
Total floor area: 49 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£1,740
Over 3 years you could save	£348

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£90 over 3 years	£90 over 3 years	
Heating	£840 over 3 years	£717 over 3 years	
Hot Water	£810 over 3 years	£585 over 3 years	
Totals	£1,740	£1,392	You could save £348 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

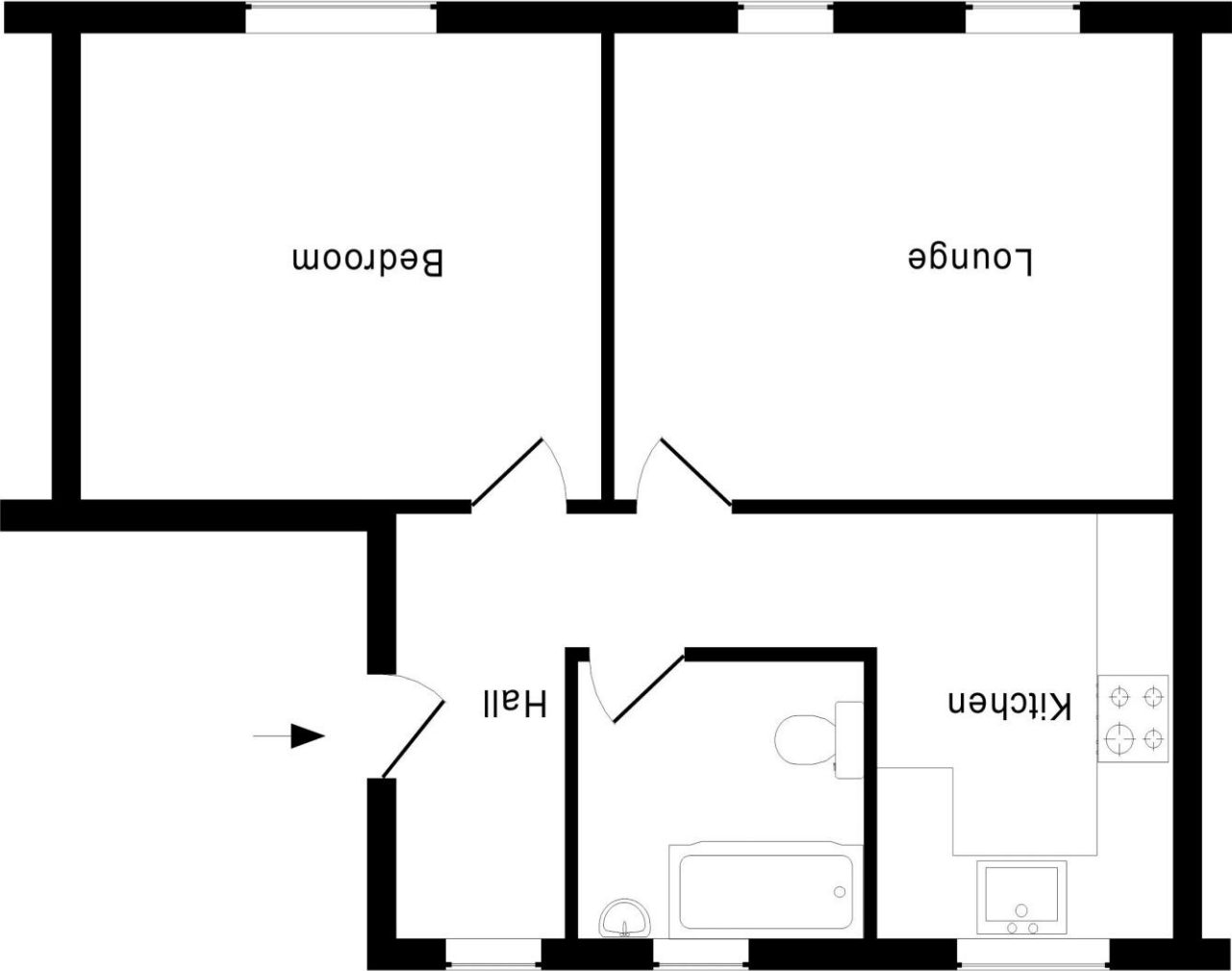
The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£135	✓
2 Increase hot water cylinder insulation	£15 - £30	£132	✓
3 Heat recovery system for mixer showers	£585 - £725	£81	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



For indicative purposes only.
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Details No. 1 TW/JW

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