



28 Riverside court, Lyons Crescent, Tonbridge, Kent, TN9 1EZ

£160,000

**Waghorn
&
Company**

Independent Estate Agents

*** NO ONWARD CHAIN First Floor Retirement Apartment * Just Off the High Street * Residents Parking * 2 bedrooms * Fitted kitchen * EPC Rating C / Council Tax Band C - £1,999.53 P.A. ***

NO ONWARD CHAIN. Shared Ownership 70%. First Floor Retirement Apartment, set within a beautifully kept and popular riverside development in the heart of Tonbridge. The property has salient features to include: - Resident's lounge, laundry room, 24-hour alarm call system and On-Site Manager (restricted hours) An early viewing is recommended and the property is being sold with no onward chain.

Agents Note

The purchaser will be buying a 100% interest in the leasehold property, which only allows the property to be bought and sold for a re-sale value of 70% of the full market value, which in this case is £178,500. There is also a service charge, which covers upkeep of all communal areas including the upkeep of pathways & communal garden areas (Amount to be confirmed) . Purchasers, must be retired and in receipt of a pension and will need to be approved by Hyde Housing

Entrance

Access is via a front entrance door leading to entrance hall, double glazed window to side and stairs leading to first floor, glazed door leading through to the entrance landing.

Entrance Hallway

Doors to bedrooms, kitchen, lounge/dining room bathroom, access to loft, large storage room and airing cupboard housing hot water cylinder and slatted shelving.

Lounge/Diner

Double glazed window to rear, over looking communal entrance, service hatch to kitchen and radiator.

Kitchen

Double glazed window to side, single sink and drainer with cupboards under and a further range of matching base and wall units. Space and plumbing for washing machine, space for under counter fridge and freezer, inset gas hob with extractor hood over and electric oven under, cupboard housing gas boiler serving hot water and gas heating systems and radiator.

Bedroom 1

double glazed window to rear over looking communal entrance, two built in double wardrobes with matching drawers and radiator.





Bedroom 2

Double glazed window to rear and radiator.

Tenure

Leasehold Approx. 79 Years Service Charge £150.32 PCM

Energy performance certificate (EPC)

28 Riverside Court Lyons Crescent TONBRIDGE TN9 1EZ	Energy rating C	Valid until: 13 March 2032
		Certificate number: 2100-2317-4020-4205-9691

Property type	Top-floor flat
Total floor area	60 square metres

Rules on letting this property

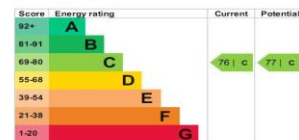
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

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This Floorplan is not to scale and for illustration purposes only.

