



27 Holmes Court , Medway Wharf Road, Tonbridge, Kent,

TN9 1GS

£120,000

**Waghorn
&
Company**

Independent Estate Agents

*** One Bedroom Upper Floor Retirement Apartment * NO FOWARD CHAIN * Convenient, Central Location * 24 Hour Emergency Call System * Residents Lounge & Laundry * EPC Rating B / Council Tax Band D - £2,249.48 P.A. ***

Waghorn & Company are proud to offer to the market this, immaculately presented, 1 bedroom retirement apartment, situated in the exclusive Homes Court Development just a short walk from the Town Centre. Holmes Court offers an excellent range of facilities including a residents lounge, laundry room, resident housekeeper and 24 hour emergency call system, store for mobility scooters, and lifts to all floors. An early viewing is highly recommended.

Entrance Hall

Doors to, bedroom, sitting room, shower room and boiler cupboard and emergency call system.

Bedroom 9' 0" x 12' 0" (2.74m x 3.65m)

Double glazed windows to side, fitted wardrobe with slide mirror doors, emergency red light cable and a wall mounted electric heater

Bathroom 6' 11" x 5' 5" (2.11m x 1.65m)

Double shower cubicle with ceramic wall tiling, low level W/C, hand wash basin set within vanity unit, fitted wall mirror, extractor fan, towel rail, emergency red light cables and a wall mounted electric heater.

Sitting Room 17' 0" x 10' 0" (5.18m x 3.05m)

Dual aspect double glazed windows to front and side, feature fireplace with twin doors to kitchen, a wall mounted electric heater and radiator.

Kitchen 7' 0" x 6' 11" (2.13m x 2.11m)

Double glazed window to side, stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, integrated fridge and freezer, inset halogen hob with extractor hood over, ceramic wall tiling, under unit lighting and a extractor fan.





Tenure

Leasehold Lease Length - 113 Years
 Approx. Ground Rent - £425 P.A.
 Service Charge - £2,681.72 P.A.

03/08/2022, 12:49

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

27 Holmes Court Medway Wharf Road TONBRIDGE, TN9 1GS	Energy rating B	Valid until: 2 August 2032 Certificate number: 2011-1793-9020-9200-3025
---	---------------------------	--

Property type: Mid-floor flat

Total floor area: 45 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/for-landlords-on-the-regulations-and-exemptions) (<https://www.gov.uk/guidance/for-landlords-on-the-regulations-and-exemptions>).

Energy efficiency rating for this property

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

[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

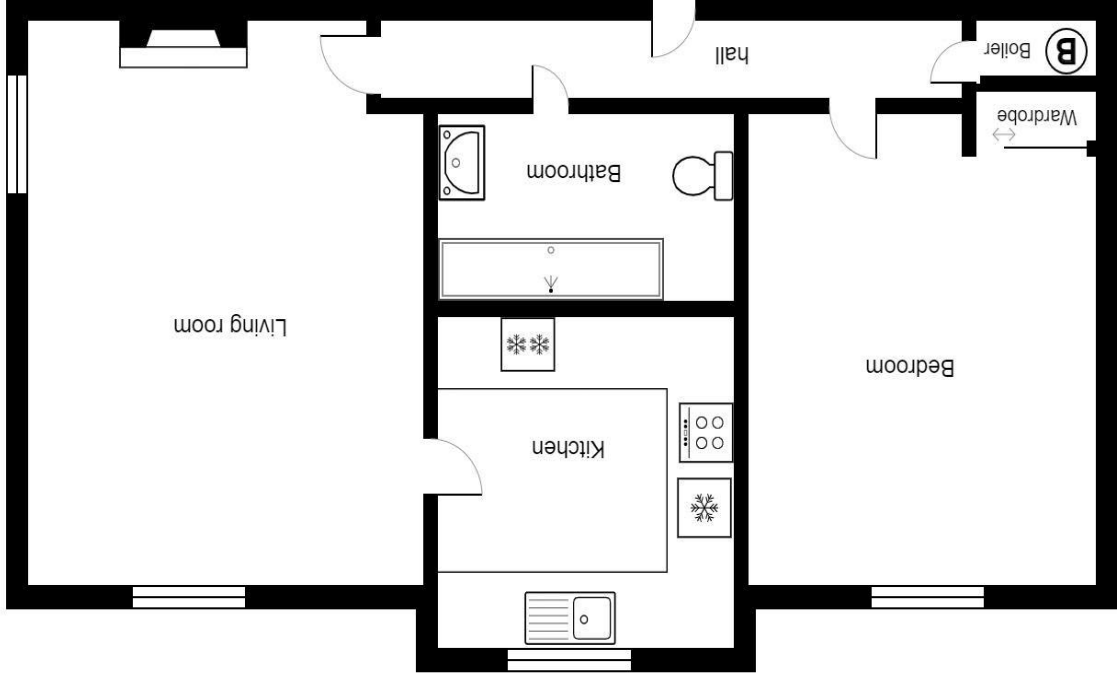
Score	Energy rating	Current	Potential
92+	A		
81-91	B	←	←
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/2011-1793-9020-9200-3025?print=true>

1/4

01732 808542
sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH
www.waghornandcompany.co.uk



This Floorplan is not to scale and for illustration purposes only.
All measurements are approximate

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.
Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service
Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982

Details No. 1 TW/JW