



Flat 9 Azure Court, Sovereign Way, Tonbridge, Kent, TN9

1FQ

£330,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Bedroom Apartment * Bathroom & En-Suite Shower Room * Allocated Parking Bay
* Convenient Central Location * Dual Aspect Balconies * EPC Rating C / Council Tax Band
C - £1,999.53 P.A. ***

Waghorn & Company are delighted to offer to the market, this immaculately presented 2 bedroom apartment, situated in the Town Centre with easy access to local amenities & transport links. The property offers spacious accommodation throughout which is highlighted by an abundance of natural light with the added benefits of dual aspect balconies and allocated parking. An early viewing is highly recommended to avoid disappointment.

Entrance

Access is via a communal entrance door with telephone entry system, stairs & lift access with corridor leading to private entrance door which opens into the entrance hall.

Entrance Hall

Doors to bedrooms, bathroom, open plan living space and linen cupboard.

Bedroom One

Patio door with matching side window to front, double glazed window to side, fitted wardrobe, door to ensuite & radiator.

Ensuite

Double shower cubicle with ceramic wall tiling, tiled flooring, low level w/c, floating hand wash basin with fitted wall mirror over, electric shaver socket, extractor fan and heated towel rail.

Bedroom Two

Patio door to balcony with matching side window to front and radiator.

Bathroom

Panelled bath with mixer tap and hand shower piece over, low level w/c, floating hand wash basin with fitted wall mirror over, ceramic wall tiling, tiled flooring, extractor fan and heated towel rail.

Open Plan Living Space

Lounge/Diner: Double glazed window to rear and radiator. Kitchen Area: Patio door to balcony with matching side window to rear, double glazed window to side, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units with under counter lighting, integrated fridge freezer, washer/dryer & dish washer, built in electric oven, inset 4 ring halogen hob with extractor hood over and inset spot lights.

Tenure

Leasehold Lease Length 118 years Approx. Ground Rent £250 P.A. Service Charge £2,615.25 P.A. Building Insurance (Included within Service Charge)





02/08/2023, 09:20 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

Flat 19 Azure Court Sovereign Way TONBRIDGE TN9 1PQ	Energy rating C	Valid until 31 May 2025
Certificate number: 0639-3869-7963-9405-3541		

Property type: Ground-floor flat

Total floor area: 71 square metres

Rules on letting this property

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

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 rating and score

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

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D the average energy score is 60

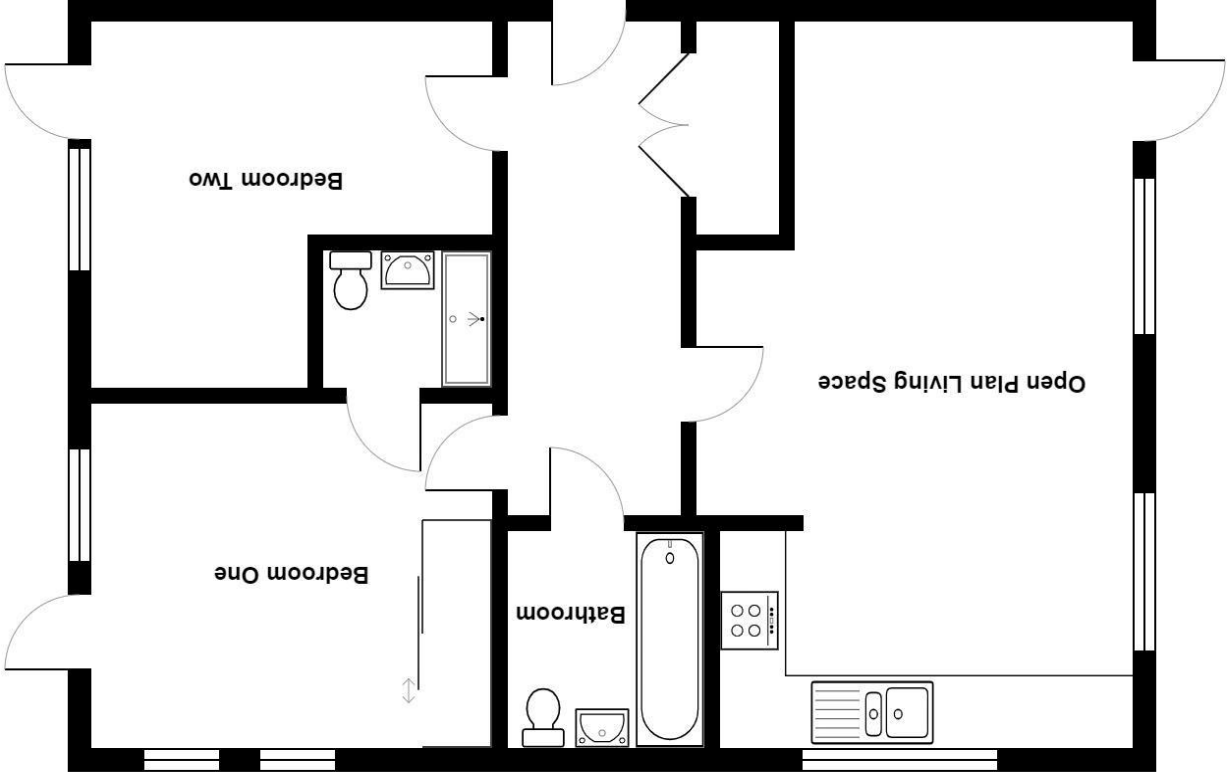
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	← 60 C	← 60 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/0639-3869-7963-9405-3541?print=true>

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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

Details No. 1 TW/JW
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
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