



2 Riverside Court, Lyons Crescent, Tonbridge, Kent, TN9 1EZ

£135,000

**Waghorn
&
Company**

Independent Estate Agents

*** 1 Bedroom Retirement Flat * Lounge/Diner & Kitchen/Breakfast Room * Communal Gardens * No Forward Chain * Residents Parking * EPC Rating C / Council Tax Band C - £1,999.53 P.A. ***

Waghorn & Company are delighted to offer to the market this, 1 bedroom retirement apartment, located in the heart of Tonbridge with convenient access to the High Street & transport links. The property is set within the beautifully kept Riverside Court development with the added benefits of a 24-hour alarm call system, On-Site Manager (restricted hours) and no forward chain. An internal viewing is highly recommended.

Entrance

Access via a private stair case with double glazed window to front and door leading to entrance hall.

Entrance Hall

Access to loft, doors to sitting room, bedroom, bathroom, airing cupboard and coats cupboard.

Bedroom 10' 5" x 12' 1" (3.17m x 3.68m)

Double glazed window to rear, fitted wardrobe and radiator.

Bathroom 6' 1" x 6' 10" (1.85m x 2.08m)

Double glazed frosted window to front, panelled bath with mixer taps and hand shower piece, ceramic wall tiling, pedestal hand wash basin, low level w/c, electric shaver socket, fitted wall mirror and radiator.

Lounge/Diner 15' 3" x 10' 7" (4.64m x 3.22m)

Dual aspect double glazed windows to side and rear, telephone entry system, twin doors to kitchen and radiator.

Kitchen/Breakfast Room 9' 1" x 10' 1" (2.77m x 3.07m)

Dual aspect double glazed windows to side and front, stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, built in larder cupboard housing gas boiler, integrated fridge freezer and washer dryer, inset





four ring gas hob with extractor hood over and electric oven under, ceramic wall tiling and radiator.

Tenure

Leasehold Lease Length: 89 years approx
 Service Charge: £1,549.56 approx Ground
 Rent: NIL



26/02/2024, 13:05 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
2 Riverside Court Lyons Crescent TONBRIDGE TN9 1EZ	Energy rating C	Valid until: 25 February 2034 Certificate number: 0223-1206-4604-0218-2100

Property type	Top-floor flat
Total floor area	49 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 energy rating is C. It has the potential to be C.

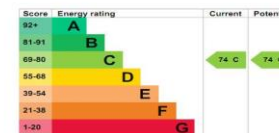
[See how to improve this property's energy efficiency.](#)

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



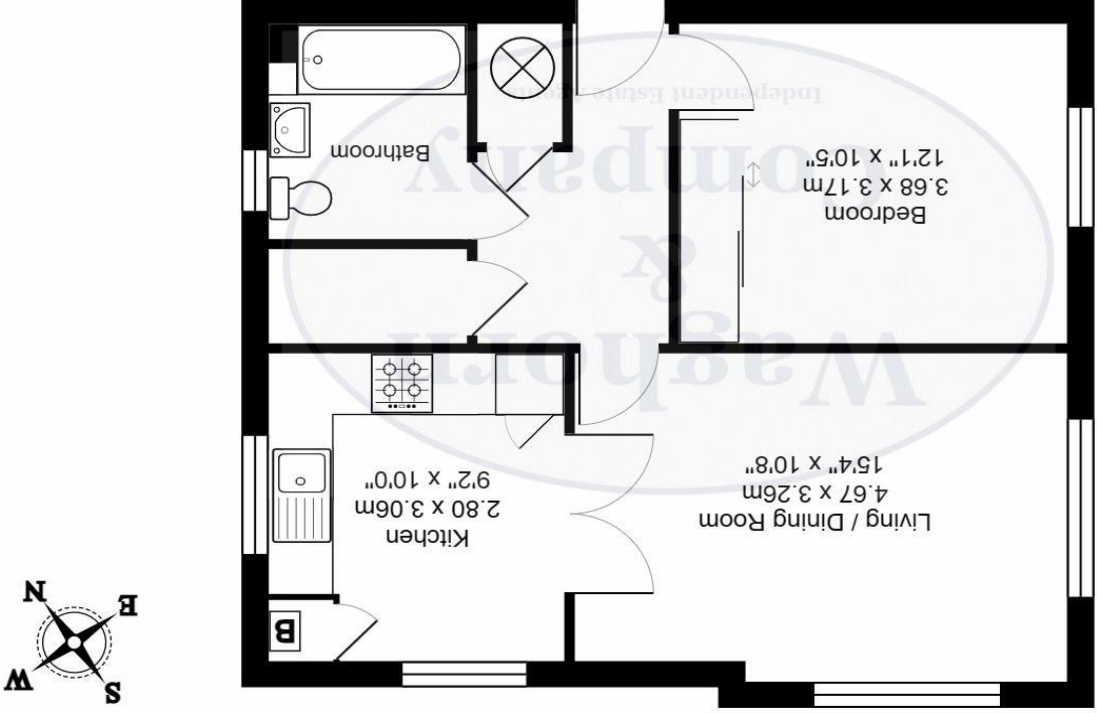
<https://find-energy-certificate.service.gov.uk/energy-certificate/0223-1206-4604-0218-2100?print=true>

1/4

01732 808542
sales@waghornandcompany.co.uk

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

First Floor Flat
Total Area: 48.6 m² ... 523 ft²
All measurements are approximate and for display purposes only.



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
Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982