



40 Taylor Close, Tonbridge, Kent, TN9 2FE

Guide Price £300,000 - £325,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Two Bedroom Apartment 861.11 Square Foot / 80 Square Meters \* Allocated Parking \*  
Two En-Suite Bathrooms \* Convenient, Central Location \* Open Plan Living Space \* EPC  
Rating B / Council Tax Band C - £1,999.53 P.A. \***

Waghorn & Company are proud to offer for sale this immaculately presented and spacious 2 bedroom apartment located in an exclusive development just a short walk from Tonbridge station and Town Centre. Salient features include: allocated parking, Juliet Balcony with far reaching views, stylish open plan living space with fitted kitchen and en-suite bathroom. An early viewing is highly recommended.

**Entrance**

Access is via a communal entrance with lift access to a private entrance door which opens to the entrance hall.

**Entrance Hall**

Doors to bedrooms, bathroom & open plan living room, laminate flooring, built in storage cupboard and radiator.

**Bedroom 2**

Double glazed window to rear, door to Jack & Jill bathroom, laid to carpet and radiator.

**Jack and Jill Bathroom**

Low level w/c, double shower cubicle, pedestal hand wash basin, wall mounted vanity unit, electric shaver socket, ceramic wall tiling, tiled flooring, extractor fan and heated towel rail.

**Open Plan Living Space**

**Lounge/Dining Room**

Patio doors to front, laid to carpet and two radiators. Open plan to Kitchen.

**Kitchen**

Two double glazed windows to front, stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, integrated washing machine & dishwasher, space for free standing fridge freezer, inset four ring gas hob with extractor hood over and electric oven under, twin doors to utility cupboard and laminate flooring.

**Bedroom 1**

Double glazed window to rear, laid to carpet, door to en-suite and radiator.

**En-Suite**

Low level w/c, pedestal hand wash basin, panelled bath with mixer taps and shower attachment over, wall mounted vanity unit, electric shaver socket, ceramic wall tiling, tiled flooring, extractor fan and heated towel rail.







## Outside

To the side and rear of the property are two communal, green areas. To the rear of the property is an enclosed carport offering allocated parking with additional, open visitors parking.

## Tenure

Leasehold - Lease length: Approx. 115 Years Ground Rent: £365.00 PA Service Charge: £2,569.00 (includes building insurance)

02/05/2023, 12:00 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
40, Taylor Close TONBRIDGE TN9 2FE	Energy rating <b>B</b>	Valid until: 3 September 2024 Certificate number: 8801-8442-3739-8307-0143
Property type	Mid-floor flat	
Total floor area	80 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 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 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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/8801-8442-3739-8307-0143?print=true>

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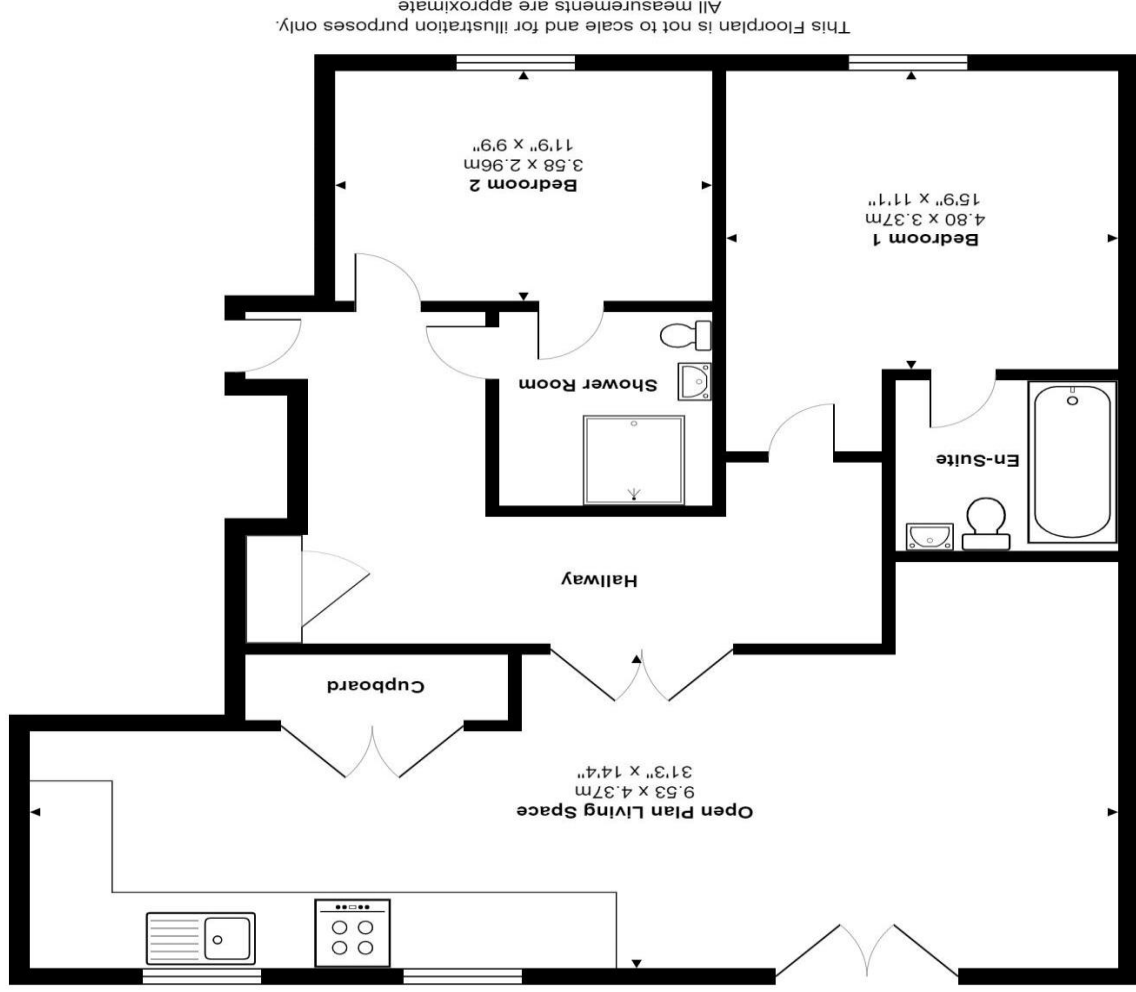
127 High Street, Tonbridge, Kent, TN9 1DH

[www.waghornandcompany.co.uk](http://www.waghornandcompany.co.uk)

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