



Flat 26 , 176 High Street, Tonbridge, Kent, TN9 1AF

Offers in the Region Of £215,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* 1 Bedroom Apartment \* Open Plan Living Space \* Allocated Parking \* Convenient Central Location \* Lift Serviced \* EPC Rating C / Council Tax Band C - £1,999.53 P.A. \***

Waghorn & Company are delighted to offer to the market this beautifully presented 1 bedroom apartment located in the Heart of the town with easy access to local transport links. The property offers open plan accommodation with the added benefit of allocated parking. An early viewing is highly recommended to avoid disappointment.

**Entrance**

Access is via a communal entrance with stair & lift access to the private entrance door, opening to entrance hall.

**Entrance Hall**

Doors to bedroom, bathroom & open plan living space, access to loft, built in storage cupboard, telephone entry system, inset spot lights & radiator.

**Bathroom** 5' 6" x 7' 0" (1.68m x 2.13m)

Panelled bath with central mixer taps and hand shower piece, low level w/c, pedestal hand wash basin with fitted wall mirror over, electric shaver socket, ceramic wall tiling, inset spot lights, extractor fan and heated towel rail.

**Bedroom** 11' 6" x 9' 5" (3.50m x 2.87m)

Double glazed window to rear, built in wardrobe and radiator.

**Open Plan Living Space**

**Lounge/Diner** 18' 0" x 10' 0" (5.48m x 3.05m)

Open plan to kitchen with Juliet balcony to rear with matching side windows and radiator.

**Kitchen** 8' 11" x 8' 5" (2.72m x 2.56m)

One and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, inset four ring gas hob with extractor hood over and electric oven under, integrated washer/dryer, fridge freezer and dishwasher, wall mounted gas boiler, extractor fan, inset spotlights, ceramic wall tiling and radiator.

**Tenure**

Leasehold

Lease Length: Approx. 110 years

Ground Rent: £300.00 PA

Service Charge: £1087.96 PA







3/27/24, 2:19 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

Flat 26 176, High Street TONBRIDGE TN9 1AF	Energy rating <b>C</b>	Valid until: 5 February 2029	Certificate number: 0344-2876-6523-9401- 4865
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Property type **Top-floor flat**

Total floor area **42 square metres**

#### Rules on letting this property

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

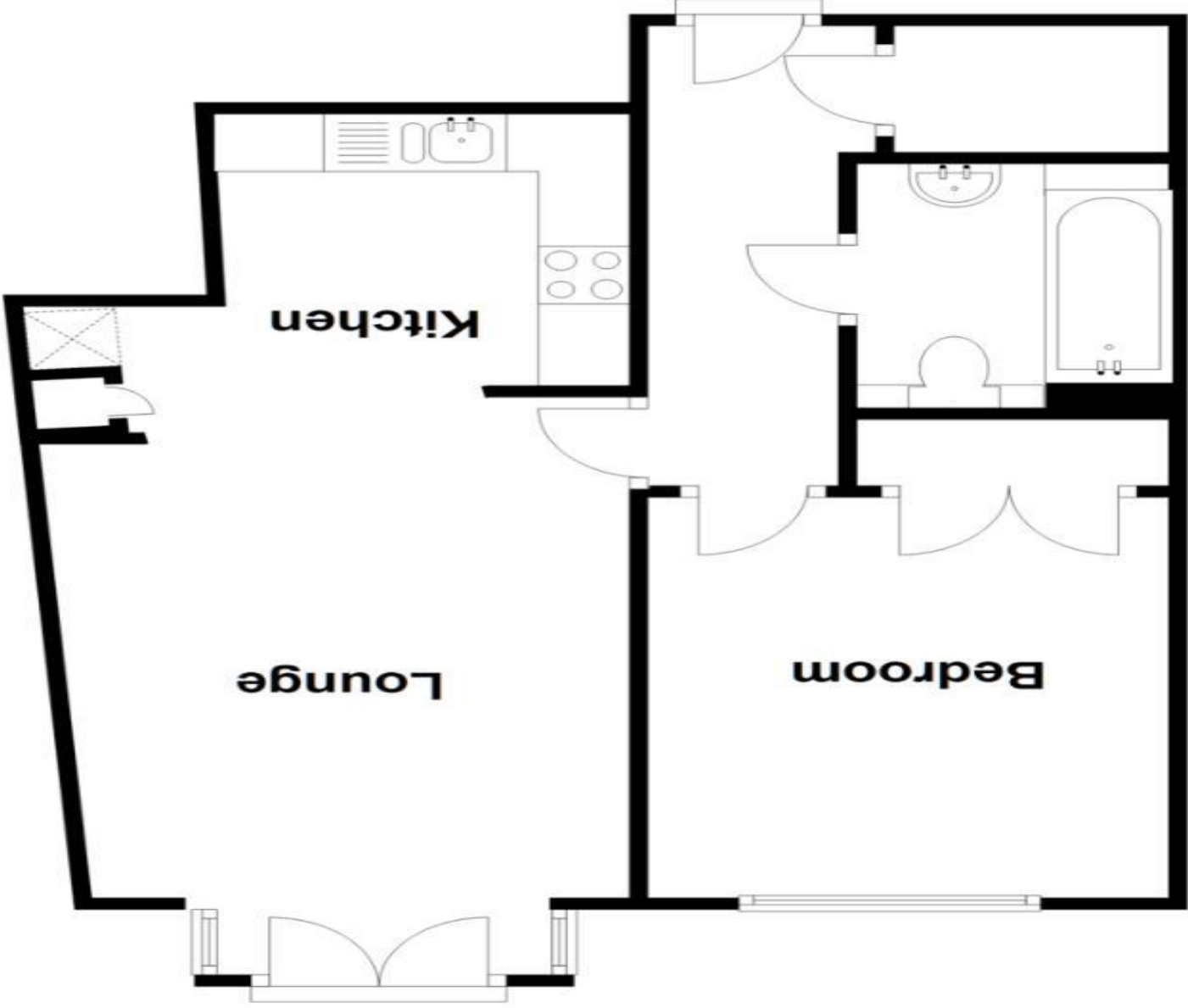
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)  
(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

<https://find-energy-certificate.service.gov.uk/energy-certificate/0344-2876-6523-9401-4865?print=true>

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Details No. 1 TW/JW

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