



Flat 15, Croft House, 5 East Street, Tonbridge, Kent, TN9 1HP

£225,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* One Bedroom Flat \* Convenient Location \* Off Road Parking \* Balcony \* Spacious Accommodation \* EPC Rating D / Council Tax Band D - £2,249.84 P.A. \***

Waghorn & Company are delighted to offer to the market, this modern, luxury apartment offering spacious accommodation throughout and the added benefits of allocated parking and balcony, located just off the High Street in this prestigious development. An early viewing highly recommended to avoid disappointment.

### **Entrance**

Access is via a communal entrance hall with stairs leading up to a private entrance door, opening to entrance hall.

### **Entrance Hall**

Split level with doors to bedroom, bathroom & open plan living space, wood laminate flooring, inset spot lights, telephone entry system and radiator.

### **Bedroom**

Double glazed window to side, sliding patio doors opening to balcony, inset spot lights and radiator.

### **Open Plan Living Space**

### **Lounge Area**

Double glazed, sliding, patio doors opening to balcony, inset spot lights, wood laminate flooring and radiator.

### **Kitchen**

One and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, integrated fridge freezer and washer dryer, inset four ring halogen hob with extractor hood over and electric oven under, wood laminate flooring and inset spot lights.

### **Bathroom**





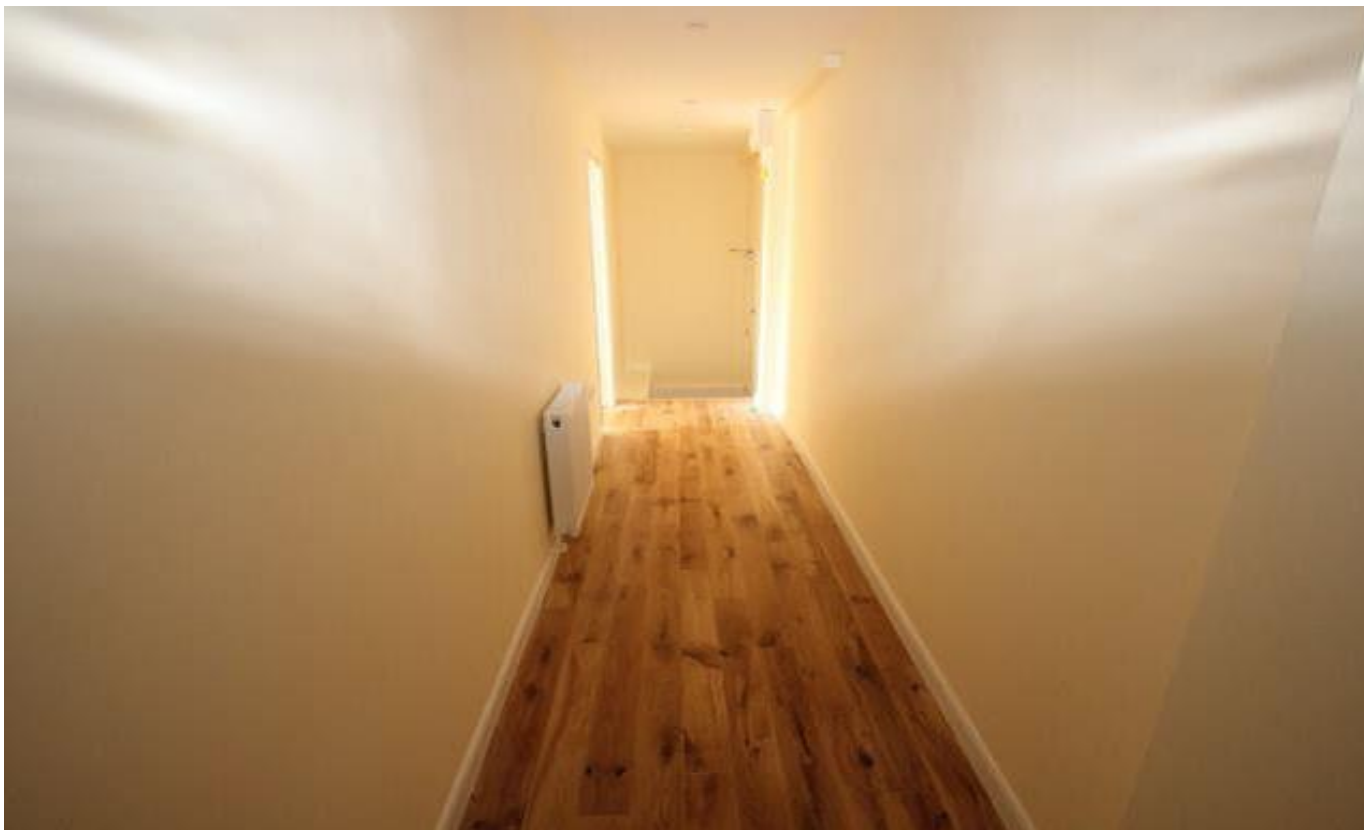
Double glazed frosted window to side, P-shaped panelled bath with mixer taps and shower over, low level w/c, pedestal hand wash basin, inset spot lights, ceramic wall tiling, tiled flooring and heated towel rail.

### Balcony

Decked patio with glass balustrades.

### Tenure

Leasehold Approx. 119 Years Ground Rent - £250 P.A. Service Charge - £902 P.A. Car Park Maintenance - £100 P.A.



### Energy Performance Certificate

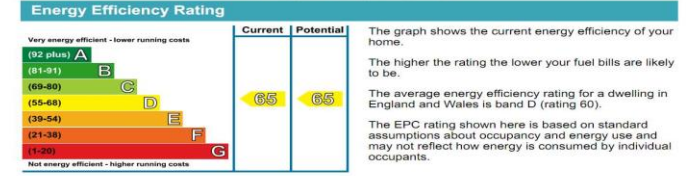
Flat 15, Croft House, 5 East Street, TONBRIDGE, TN9 1HP  
 Dwelling type: Top-floor flat Reference number: 0545-3862-7382-9796-9895  
 Date of assessment: 12 August 2016 Type of assessment: SAP, new dwelling  
 Date of certificate: 23 August 2016 Total floor area: 58 m²

Use this document to:  
 • Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years: £ 1,968**

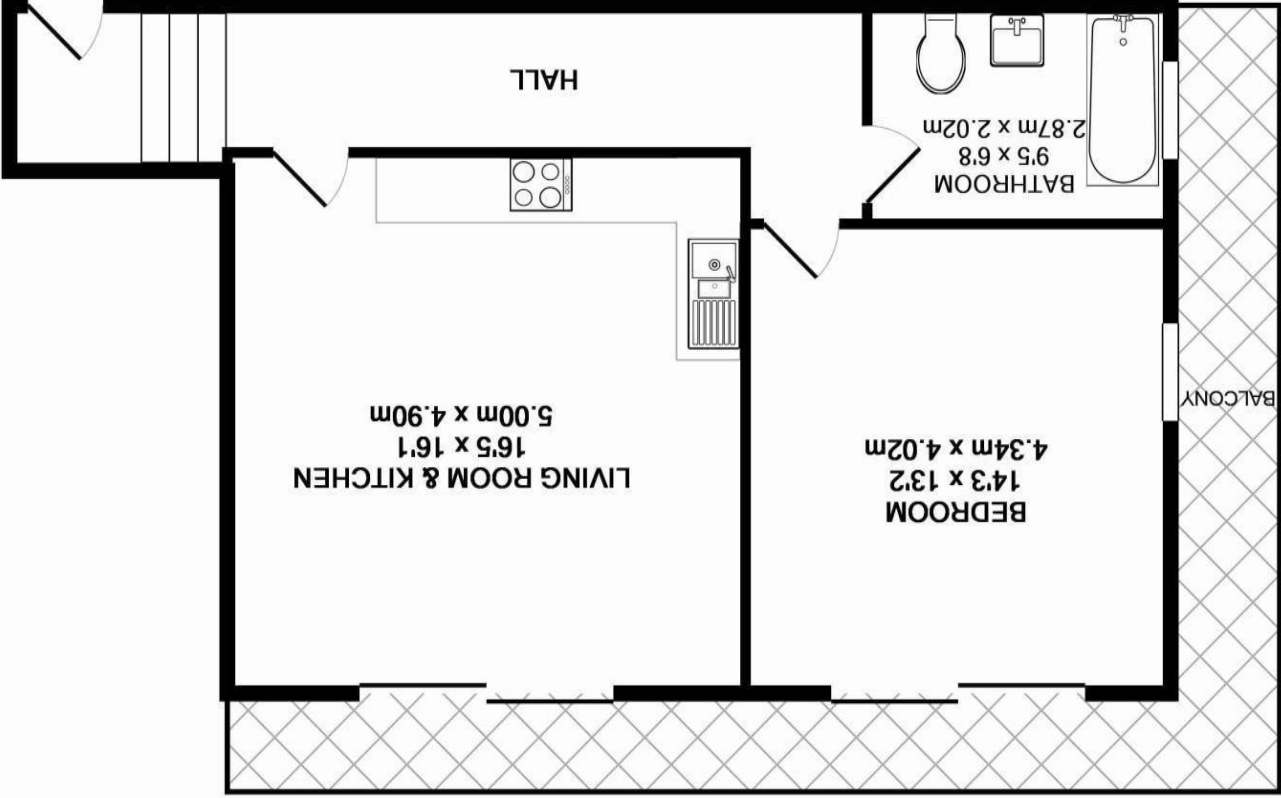
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 126 over 3 years	£ 126 over 3 years	Not applicable
Heating	£ 1,584 over 3 years	£ 1,584 over 3 years	
Hot Water	£ 258 over 3 years	£ 258 over 3 years	
<b>Totals</b>	<b>£ 1,968</b>	<b>£ 1,968</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



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FLAT 15 CROFT HOUSE TONBRIDGE TN9 1HP  
 TOTAL APPROX. FLOOR AREA 645 SQ.FT. (59.9 SQ.M.)  
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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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