



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

Offers in Excess of £205,000

**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





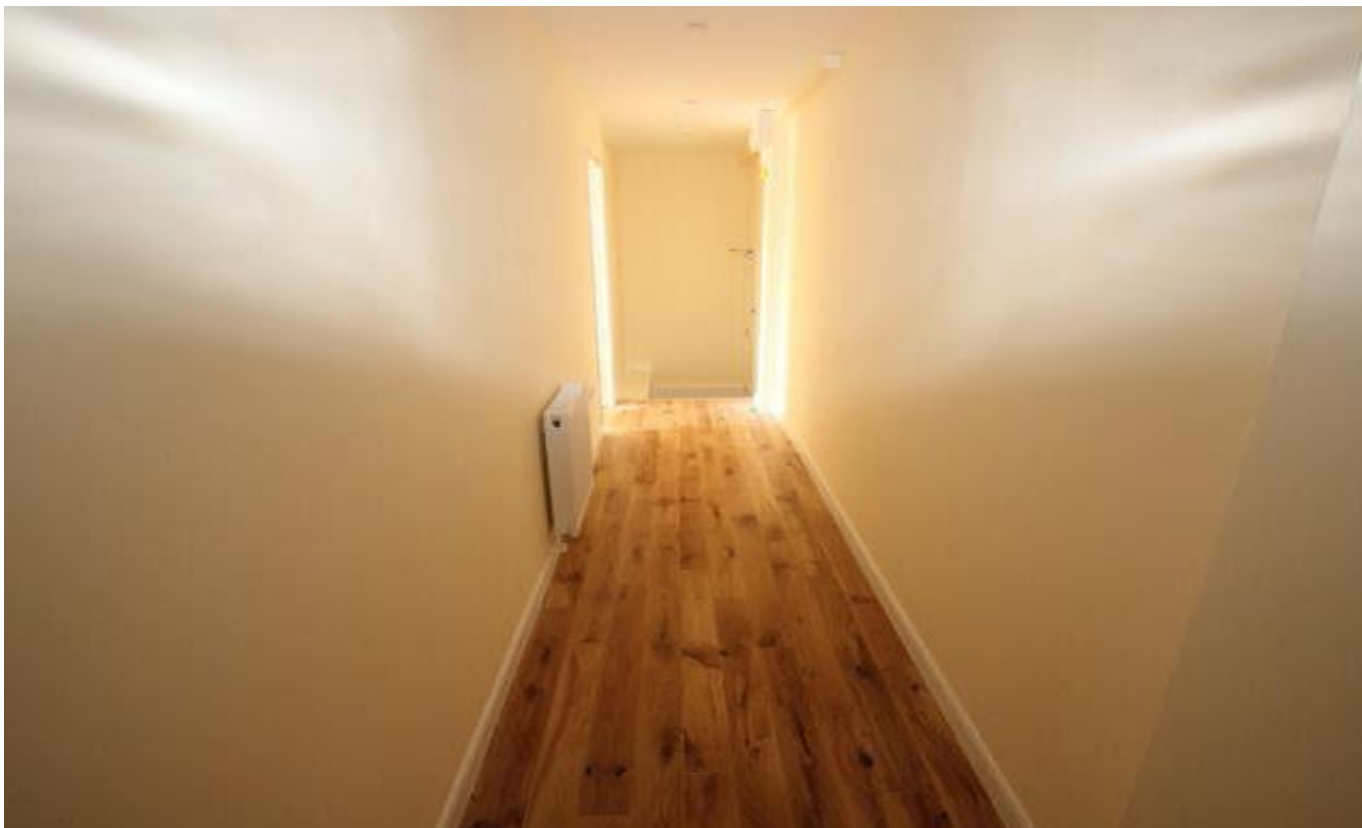
Double glazed frosted window to side, P-shaped panelled bath with mixer taps and shower over, low level w/c, pedestal hand wash basin, inset spot lights, ceramic wall tiling, tiled flooring and heated towel rail.

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			
			HM Government
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	
Totals	£ 1,968	£ 1,968	
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.			
Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
	65	65	
The graph shows the current energy efficiency of your home.			
The higher the rating the lower your fuel bills are likely to be.			
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).			
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.			

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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