



50 Taylor Close, Tonbridge, Kent, TN9 2FE

£255,000

**Waghorn
&
Company**

Independent Estate Agents

*** One Bedroom Apartment * Allocated Parking * Far Reaching Views Over Tonbridge * Convenient Central Location * Open Plan Living Space * EPC Rating C / Council Tax Band C- £1,999.53 P.A. ***

Waghorn & Company are proud to offer for sale this immaculately presented and deceptively spacious, 1 bedroom apartment located in an exclusive development just a short walk from Tonbridge Station and Town Centre. Salient features include: allocated parking, stylish open plan living space with fitted kitchen, Jack and Jill bathroom and communal playing grounds. 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 Jack and Jill bathroom, open plan living space, bedroom & walk in wardrobe, telephone entry point and radiator.

Bedroom 10' 0" x 13' 2" (3.05m x 4.01m)

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

Bathroom 13' 2" x 6' 7" (4.01m x 2.01m)

Access to loft, panelled bath with central mixer taps and electric shower over, ceramic wall tiling and tiled flooring, low level w/c, pedestal handwash basin with fitted wall mirror over, door to utility cupboard, inset spot lights, extractor fan and heated towel rail.

Utility Cupboard

Fitted shelving and space and plumbing for both washing machine and tumble dryer.

Walk-in Wardrobe 5' 6" x 3' 11" (1.68m x 1.19m)

Open Plan Living Space

Sitting Room 11' 9" x 10' 3" (3.58m x 3.12m)

Double glazed window to front.

Kitchen 6' 11" x 15' 0" (2.11m x 4.57m)

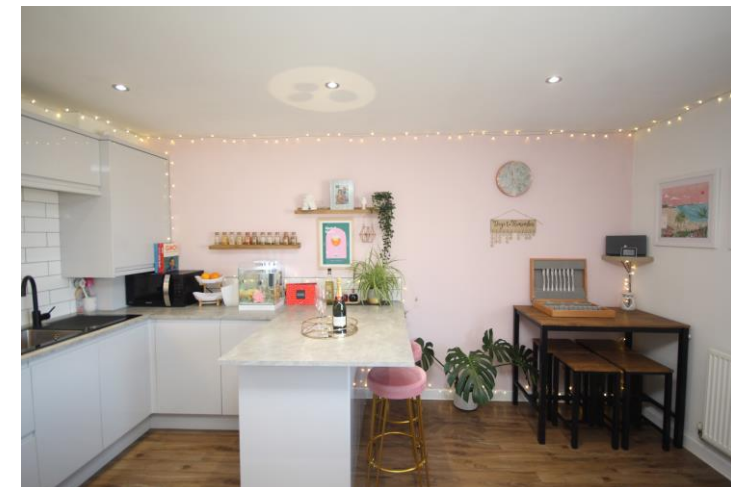
Sink set within worktop with cupboards under and a further range of matching base and wall units, inset four ring gas hob with extractor hood over and electric oven under, inset spotlights, integrated fridge freezer and dishwasher, ceramic wall tiling and radiator.

Outside

To the side and rear of the property are two communal, green areas. The allocated parking is located to the rear of the property with additional visitors parking.

Tenure

Leasehold Length - 100+ years Service Charge £1,752.80 P.A. Ground Rent £288 P.A. All figures are approximate and we recommend that these are confirmed via a solicitor.





Energy performance certificate (EPC)			
50, Taylor Close TONBRIDGE TN9 2FE	Energy rating	Valid until:	3 September 2024
	C	Certificate number:	8214-7431-2380-9734-8906

Property type	Mid-floor flat
Total floor area	51 square metres

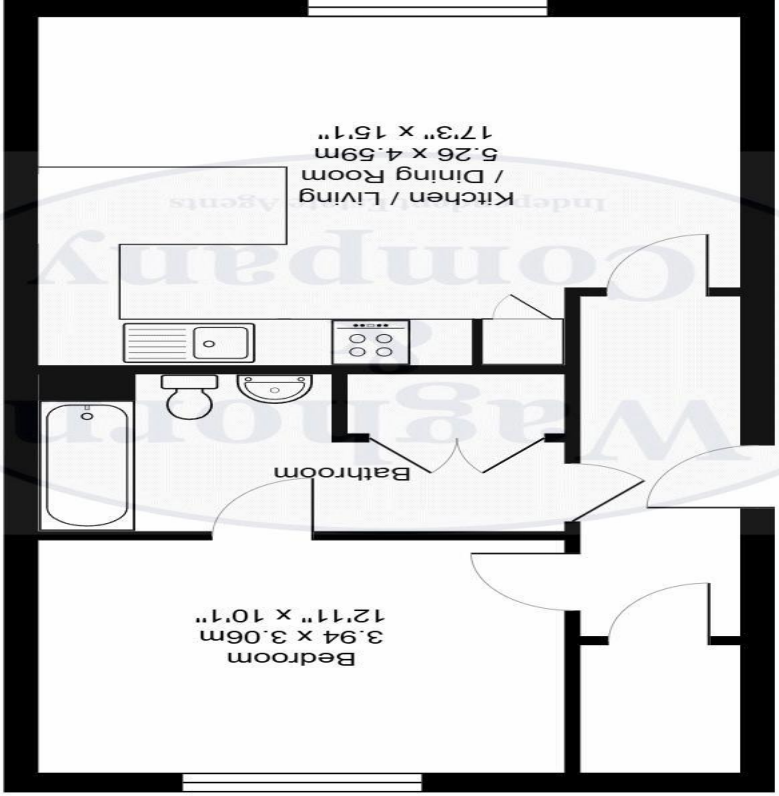
Rules on letting this property

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>).

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Second Floor Flat

Total Area: 52.3 m² ... 563 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.
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