

Waghorn & Company

Independent Estate Agents

127 High Street
Tonbridge
Kent

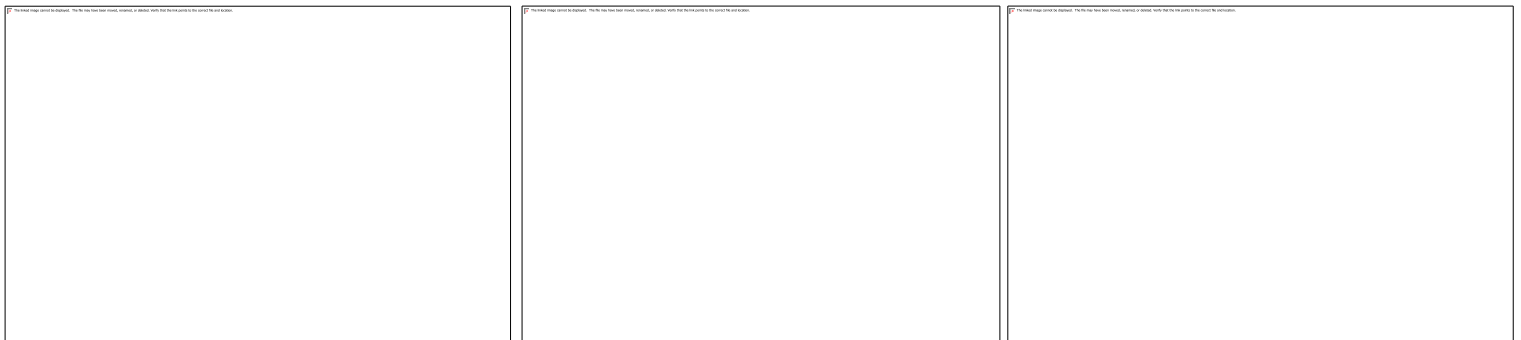
TN9 1DH

Tel: 01732 808542

Fax: 01732 369305

Email: Sales@waghornandcompany.co.uk
website: www.waghornandcompany.co.uk

- **First Floor Apartment**
- **Lounge / Dining Room**
- **Bathroom & Seperate Shower Room**
- **Two Bedrroms**
- **Fitted Kitchen**
- **Allocated Parking & Communal Gardens**



Flat 5 48 Pembury Road
Tonbridge, TN9 2JZ

Monthly Rental Of
£1,400

Description:

We are delighted to offer for rental this spacious two bedroom, two bathroom apartment situated close to Tonbridge main line station & High Street.

Ground Floor

Canopied entrance with entry phone system and glazed doors to the communal hall providing stairs to all floors.

Apartment

Entrance hall

Radiator, cupboard, doors to all rooms apart from ensuite.

Lounge/Diner 15' 6" x 13' 9" (4.72m x 4.19m)

Double aspect room with double glazed bay window to rear and double glazed window to side, radiators, tv point, telephone point.

Kitchen 10' 4" x 9' 3" (3.15m x 2.82m)

Double glazed window to side, range of fitted wall and base units with cupboards and drawers, roll top work surface, sink unit drainer, electric oven and gas hob, extractor hood, space for dishwasher, space for fridge & freezer, gas boiler. space & plumbing for washing machine.

Bedroom 1 13' 1" x 10' 4" (3.99m x 3.15m)

Double glazed windows to side, radiator, tv point, telephone point, built-in wardrobes and door to ensuite.

En-suite

White suite comprising a panel enclosed bath with mixer tap and shower attachment, low level wc and a wash hand basin, radiator, tiled walls and flooring.

Bedroom 2 11' 8" x 6' 9" (3.56m x 2.06m)

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

Shower Room

Shower cubicle, low level wc, wash hand basin, tiled floor and walls, radiator.

Outside

the property has one allocated parking space and visitors parking, there are also communal gardens with seating areas.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. 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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC

