



41 The Maltings , Carpenters Lane, Hadlow, Tonbridge,
Kent, TN11 0DQ
£265,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Bedroom Apartment * Bathroom & En-Suite * Kitchen/Diner * Allocated Parking * Popular Village Location * EPC Rating C / Council Tax Band D - £2,258.55 P.A. ***

Waghorn and Company are delighted to offer for sale this second floor, lift serviced, two bedroom apartment situated in a popular conversion development for over 55's in the heart of Hadlow. The property offers the added benefits of an allocated parking space, communal gardens and is conveniently located for the local Village amenities and country walks. A viewing is HIGHLY recommended.

Entrance

Access is via a communal entrance with telephone entry system and lift leading to the second floor with private entrance door leading to entrance hall.

Entrance Hall

Doors to bedrooms, bathroom and sitting room, telephone entry system, coats cupboard, airing cupboard, 2 wall light points and wall mounted electric heater.

Bedroom One 13' 3" x 8' 11" (4.04m x 2.72m) excluding the depth of wardrobes

Double glazed window to rear, a selection of fitted wardrobes, door to en-suite, two wall light points & wall mounted electric heater.

En-Suite 8' 11" x 5' 3" (2.72m x 1.60m)

Shower cubicle with electric power shower, low level w/c, pedestal hand wash basin, ceramic wall tiling, wall light point, fitted vanity unit and heated towel rail.

Bedroom Two 8' 7" x 11' 10" (2.61m x 3.60m)

Double glazed window to rear, two wall light points and wall mounted electric heater.

Bathroom 7' 10" x 4' 4" (2.39m x 1.32m)

Panelled bath with central mixer taps and hand shower piece, wall light point, hand wash basin, low level w/c, ceramic wall tiling, fitted vanity unit, electric shaver socket and wall mounted electric heater.

Sitting Room 12' 10" x 13' 5" (3.91m x 4.09m)

Double glazed window to front, 3 wall light points, opening to kitchen/diner and wall mounted electric heater.

Kitchen/Diner

Kitchen Area: 8' 5" x 7' 9" (2.56m x 2.36m) Double glazed window to front, stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, space and plumbing for both washing machine and dish washer, inset four ring halogen hob with extractor hood over, built in electric oven, space for fridge freezer and ceramic wall tiling. Dining Area: 7' 5" x 8' 5" (2.26m x 2.56m) Breakfast bar, one wall light point and wall mounted electric heater.

Outside

The property comes with an allocated parking space and has the use of the well maintained communal gardens and areas that surround the complex.





Tenure

Lease Length: 994 years approx. Ground rent: NIL Service Charge: £1,680 P.A.



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
41 The Mallings Carpenters Lane Hadlow TONBRIDGE TN11 0DQ	Energy rating	Valid until: 29 July 2034	
	C	Certificate number: 7620-2230-0136-5003-1443	
Property type		Mid-floor flat	
Total floor area		70 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>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

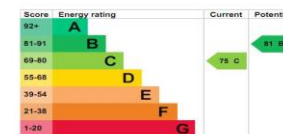
See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/7620-2230-0136-5003-1443?print=true>

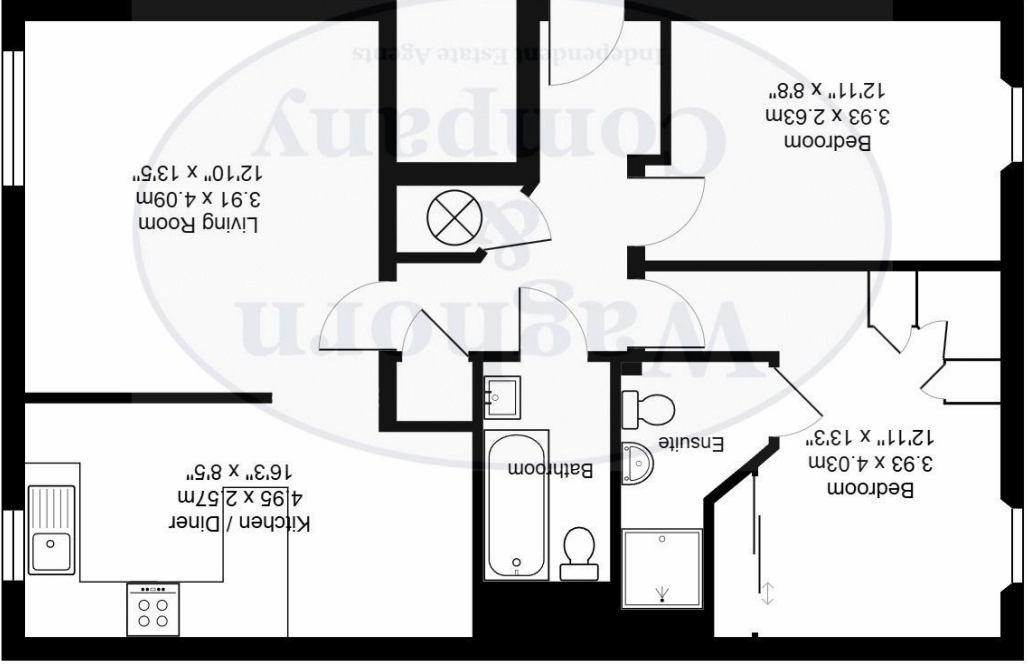
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01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk



Second Floor Flat

Total Area: 69.9 m² ... 753 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.

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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