



29 The Maltings , Carpenters Lane, Hadlow, Tonbridge,
Kent, TN11 0DQ
£179,000

**Waghorn
&
Company**

Independent Estate Agents

*** One Bedroom Appartement * Allocated Parking * Popular Village Location *
Lounge/Diner * No Forward Chain * EPC Rating C / Council Tax Band B -£1,756.65 P.A. ***

Waghorn and Company are delighted to offer for sale this second floor, lift serviced, one 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 lift access to the private entrance door which opens to entrance hall.

Entrance Hall

Doors to bathroom, bedroom, sitting room & storage cupboard, telephone entry system, 2 wall light points and wall mounted electric heater.

Bathroom

Panelled bath with shower over, low level w/c, pedestal hand wash basin, fitted vanity unit, ceramic wall tiling, extractor fan and wall mounted electric heater.

Bedroom

Double glazed window to front, airing cupboard, two wall light points and wall mounted electric heater.

Sitting Room

Double glazed window to front, doorway to kitchen, 2 wall light points and 2 wall mounted electric heaters.

Kitchen

Double glazed window to side, stainless steel sink and drainer with cupboard under and a further range of matching base and wall units, built in halogen hob with extractor hood over and electric oven under, ceramic wall tiling, space for free standing fridge freezer, space and plumbing for washing machine.

Tenure

Leasehold –
Lease Length- approx. 995 years remaining.
Service Charge- £1680.00 PA

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.





Energy performance certificate (EPC)		
29 The Maltings, Carpenters Lane Hadlow TONBRIDGE TN11 0DQ	Energy rating C	Valid until: 5 June 2034 Certificate number: 0464-3038-1206-5144-7204
Property type	Mid-floor flat	
Total floor area	46 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

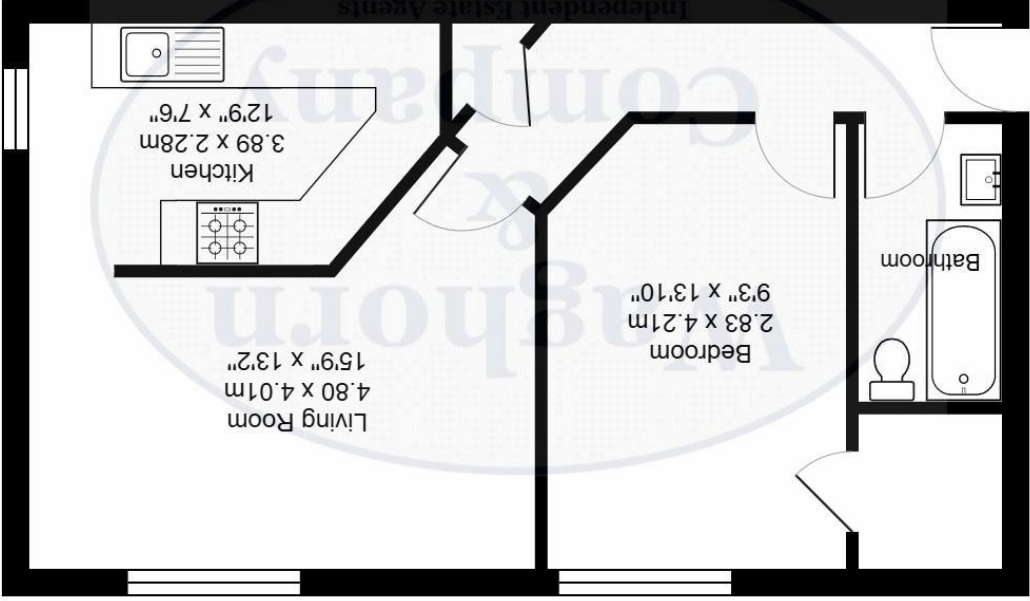
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk



Ground Floor

Total Area: 46.3 m² ... 499 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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