



Flat 10 Rosemead, Speldhurst Road, Tunbridge Wells,  
Kent, TN4 0JA

Offers in Excess of £200,000 - £220,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* One Bedroom Apartment \* Communal Gardens \* Allocated Parking \* Desirable Location \* Separate Kitchen \* EPC Rating D / Council Tax Band B - £1,737.50 P.A. \***

Waghorn & Company are delighted to offer to the market this charming and immaculately presented, first floor apartment, situated in a desirable location close to the centre of Southborough. The property offers the added benefits of communal gardens, allocated parking and period features. An early viewing is highly recommended.

### **Entrance**

Access is via a communal entrance door with stairs leading to the private entrance door.

### **Entrance Hall**

Telephone entry system and doors leading to lounge/diner, bedroom, bathroom and kitchen.

### **Lounge/Diner**

Windows to rear, a selection of fitted shelving and cupboard units within the chimney breast recess and designer radiator.

### **Bedroom**

Two double glazed windows to rear and double glazed window to side, fitted wardrobes and designer radiator.

### **Bathroom**

Two double glazed frosted windows to rear, panelled bath with mixer taps and electric shower over, low level w/c with concealed cistern, hand wash basin set within vanity unit, ceramic wall tiling, inset spot lights, extractor fan, and heated towel rail.

### **Kitchen**

Two double glazed windows to rear, stainless steel sink set within worktop with cupboard under and a further range of matching base and wall units, four ring





induction hob with extractor hood over and electric oven under, space for freestanding fridge freezer and integrated washing machine.

## Outside

To the side of the property is a communal garden which is laid to lawn with flowered borders. The allocated parking space is located to the rear of the property.

## Tenure

Leasehold Details TBC



Energy performance certificate (EPC)		
Flat 10 Rosemead Spelmans Road TONBRIDGE WELLS TN9 0JA	Energy rating <b>D</b>	Valid until: 25 March 2028 Certificate number: 6654-2860-7076-9928-0645

Property type	Mid-floor flat
Total floor area	43 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 D. It has the potential to be C.

[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:

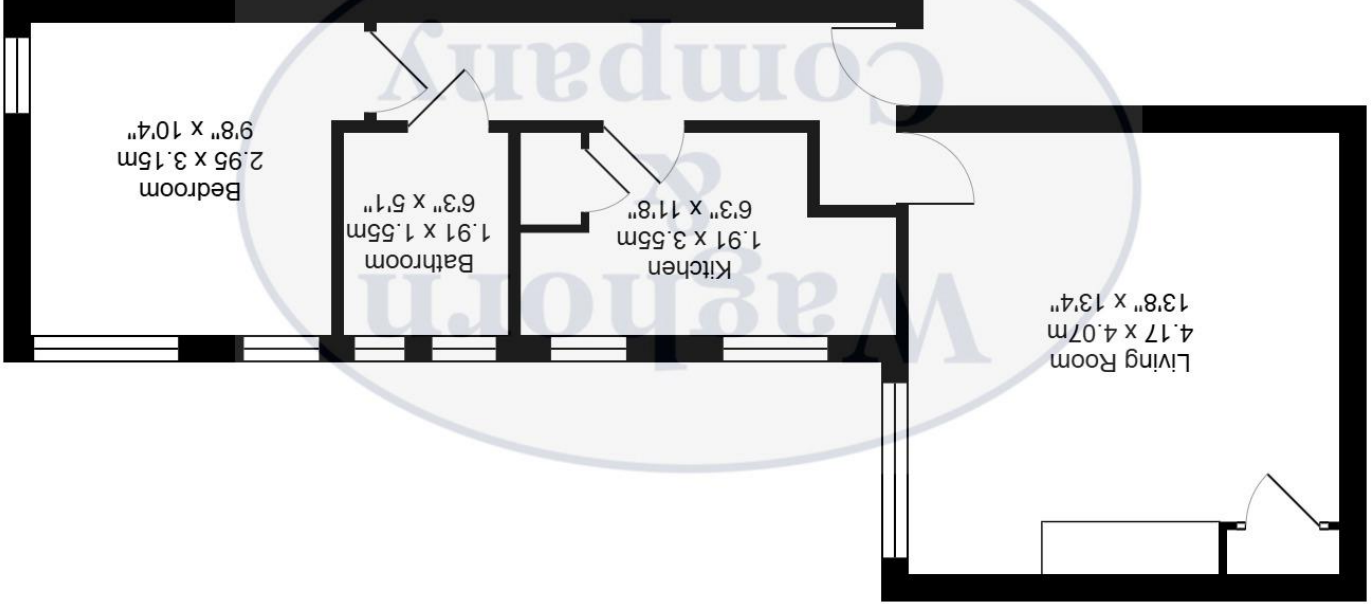
the average energy rating is D  
the average energy score is 60

01732 808542

[sales@waghornandcompany.co.uk](mailto:sales@waghornandcompany.co.uk)

127 High Street, Tonbridge, Kent, TN9 1DH

[www.waghornandcompany.co.uk](http://www.waghornandcompany.co.uk)



**First Floor Flat**  
**Total Area: 41.3 m<sup>2</sup> ... 445 ft<sup>2</sup>**  
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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