



Flat 1, 15, Shipbourne Road, Tonbridge, Kent, TN10 3DN

£385,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Bedroom First Floor Apartment * Telephone Entry System * No Forward Chain * 2 En-suite Bathrooms & Separate Cloakroom * Conveniently Located For Town Centre, Train Station & M25 * EPC Rating B / Council Tax Band D - £2,356.17 P.A. ***

Waghorn & Company are proud to offer to the market this deceptively spacious, 2 bedroom apartment, conveniently located for the Town Centre, favoured Schools & transport links. The property boasts a wealth of period style features which are highlighted by an abundance of natural light with the added benefits of 2 en-suite bathrooms, separate cloakroom, open plan living space and no forward chain. An internal viewing is highly recommended.

Entrance

Access is via a communal entrance door with telephone entry system and stairs leading to private entrance door which opens to entrance hall.

Entrance Hall

Inset spotlights, under stairs storage cupboard and doors to bedrooms, cloakroom, open plan living space & built in coats cupboard.

Bedroom One 13' 7" x 14' 6" (4.14m x 4.42m)

Windows to both side and rear, inset spotlights, cupboard housing gas boiler, door to en-suite and radiator.

En-Suite 9' 11" x 6' 4" (3.02m x 1.93m)

Sash widow to rear, free standing bath with central mixer taps and hand shower piece, walk-in shower with rainfall shower head over and additional hand shower piece, tiled flooring with under floor heating, ceramic wall tiling, low level w/c, pedestal hand wash basin with fitted wall mirror over, inset spotlights, extractor fan and heated towel rail.

Cloakroom 4' 9" x 4' 6" (1.45m x 1.37m)

Low level w/c, corner hand wash basin with splash back tiling, inset spotlights, extractor fan and heated towel rail.

Bedroom Two 15' 8" x 12' 9" (4.77m x 3.88m)

Sash windows to side, inset spotlights, door to en-suite & radiator.

En-Suite 6' 4" x 6' 9" (1.93m x 2.06m)

Freestanding bath with central mixer taps and hand shower piece, low level w/c, pedestal hand wash basin, inset spot lights, extractor fan and heated towel rail.

Open Plan Living Space

Kitchen Area 15' 2" x 7' 4" (4.62m x 2.23m)

Bay window to front, sink set within worktop with cupboards under and a further range of matching base and wall units, integrated fridge freezer, washer/dry & dish washer, 4 ring induction hob, set within island worktop with electric oven under, inset spotlights, extractor fan and radiator.

Sitting Area 13' 6" x 15' 2" (4.11m x 4.62m)

Bay windows to both side and front, inset spot lights and radiator.





Tenure
Leasehold Lease details TBC

16/02/2024, 13:35

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

Energy performance certificate (EPC)		
Flat 1 15a, Shipbourne Road TONBRIDGE TN10 3DN	Energy rating B	Valid until: 19 March 2028 Certificate number: 9558-8042-7297-5868-9980

Property type: Mid-floor flat
Total floor area: 100 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 B. 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/9558-8042-7297-5868-9980?print=true>

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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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