



Flat 2, 15 Shipbourne Road, Tonbridge, Kent, TN10 3DN

£450,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Bedroom Second Floor Apartment * Telephone Entry System * Open Plan Living Space * Two En-suite Bathrooms & Cloakroom * Conveniently Located For Town Center, Train Station & M25 * EPC Rating C / Council Tax Band D - £2,144.41 P.A. ***

Waghorn & Company are delighted to offer to the market this beautifully presented, 2 bedroom apartment which offers spacious accommodation throughout and boasts a wealth of mature light & period style features. The property is conveniently located for Tonbridge High Street, favoured Schools & mainline railway station with the added benefits of 2 en-suite bathrooms, open plan living with vaulted ceiling and no forward chain. An internal viewing is highly recommended.

Entrance

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

Entrance Hall

Velux window to both front & rear, inset spotlights and doors to bedrooms, open plan living space & cloakroom.

Bedroom One 16' 10" x 14' 0" (5.13m x 4.26m) excluding the depth of wardrobes.

Sash windows to rear & Velux window to side, built in wardrobes, inset spotlights, door to en-suite & radiator.

En-suite 10' 8" x 4' 5" (3.25m x 1.35m)

Velux window to side, freestanding bath with central mixer taps and hand shower piece, low level w/c, pedestal hand wash basin with fitted wall mirror over, inset spotlights, extractor fan and heated towel rail.

Cloakroom 4' 6" x 4' 3" (1.37m x 1.29m)

Low level w/c, inset spotlights & corner hand wash basin with splash back tiling.

Bedroom Two 17' 3" x 11' 0" (5.25m x 3.35m)

Sash windows to side, access to loft space, door to en-suite, built in storage cupboards, inset spotlights and radiator.

En-Suite 3' 0" x 8' 8" (0.91m x 2.64m)

Velux window to side, walk-in shower with rainfall shower head over and additional hand shower piece, low level w/c, pedestal hand wash basin with fitted wall mirror over, ceramic wall tiling, tiled flooring with under floor heating, inset spotlights, extractor fan and heated towel rail.

Open Plan Living Space

Kitchen Area 9' 7" x 7' 7" (2.92m x 2.31m)

Velux window to side, stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, integrated washer/dryer, dish washer and fridge freezer, inset 4 ring induction hob with extractor hood over and electric oven under, inset spotlights and extractor fan.

Lounge/Diner 20' 6" x 15' 0" (6.24m x 4.57m)

Two Velux window to side and windows to front, inset spotlights and radiator.





Tenure
Leasehold Lease details TBC

16/02/2024, 13:34 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)		
Flat 2 15a, Shipbourne Road TONBRIDGE TN10 3DN	Energy rating C	Valid until: 19 March 2028 Certificate number: 9858-9006-7297-5668-9984

Property type	Top-floor flat
Total floor area	95 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 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



<https://find-energy-certificate.service.gov.uk/energy-certificate/9858-9006-7297-5668-9984?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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