



12 Whitelake Road, Tonbridge, Kent, TN10 3TJ

£175,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* One Bedroom Top Floor Flat \* Newly Refurbished Kitchen and Bathroom \*  
Beautifully Presented \* Convenient Location \* Viewing Highly Recommended  
\* EPC Rating F / Council Tax Band B - £1,749.60 P.A. \***

Waghorn and Company are proud to welcome to the market this beautifully presented one bedroom top floor flat which has been recently renovated to include a new kitchen and bathroom. This property provides light and airy accommodation with the added benefits of a spacious storage room and convenient location. An early viewing is highly recommended to avoid disappointment.

**Entrance**

Access is via a communal entrance hall, with stairs leading to a communal entrance lobby and private entrance door leading to entrance hall.

**Entrance Hall**

Telephone entry system, doors to bathroom, storage room, bedroom, living room and airing cupboard.

**Bathroom** 6' 4" x 6' 0" (1.93m x 1.83m)

Double glazed frosted window to rear, sink set within vanity unit, low level W/C with concealed cistern, 'P' shaped panelled bath with mixer taps, rainfall shower over with additional hand shower piece, extractor fan and heated towel rail.

**Bedroom** 9' 2" x 12' 11" (2.79m x 3.93m)

Double glazed frosted window to front and radiator.

**Living Room** 15' 8" x 10' 4" (4.77m x 3.15m)

Double glazed frosted window to front, doorway to kitchen and radiator.

**Kitchen** 6' 8" x 13' 9" (2.03m x 4.19m)

Double glazed window to rear, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, induction hob with electric oven under and extractor hood over, space and plumbing for washing machine and spare for freestanding fridge freezer.

**Storage Room** 9' 10" x 2' 11" (2.99m x 0.89m)

**Tenure**

Leasehold- TBC





Energy performance certificate (EPC)		
12 Whitelake Road TONBRIDGE TN10 3TJ	Energy rating <b>F</b>	Valid until: 26 July 2032
		Certificate number: 2249-1031-3347-4043-0513

Property type	Top-floor flat
Total floor area	50 square metres

**Rules on letting this property**

**! You may not be able to let this property**

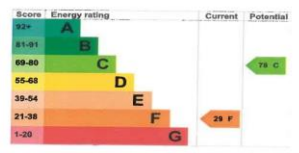
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

**Energy rating and score**

This property's energy rating is F. 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.

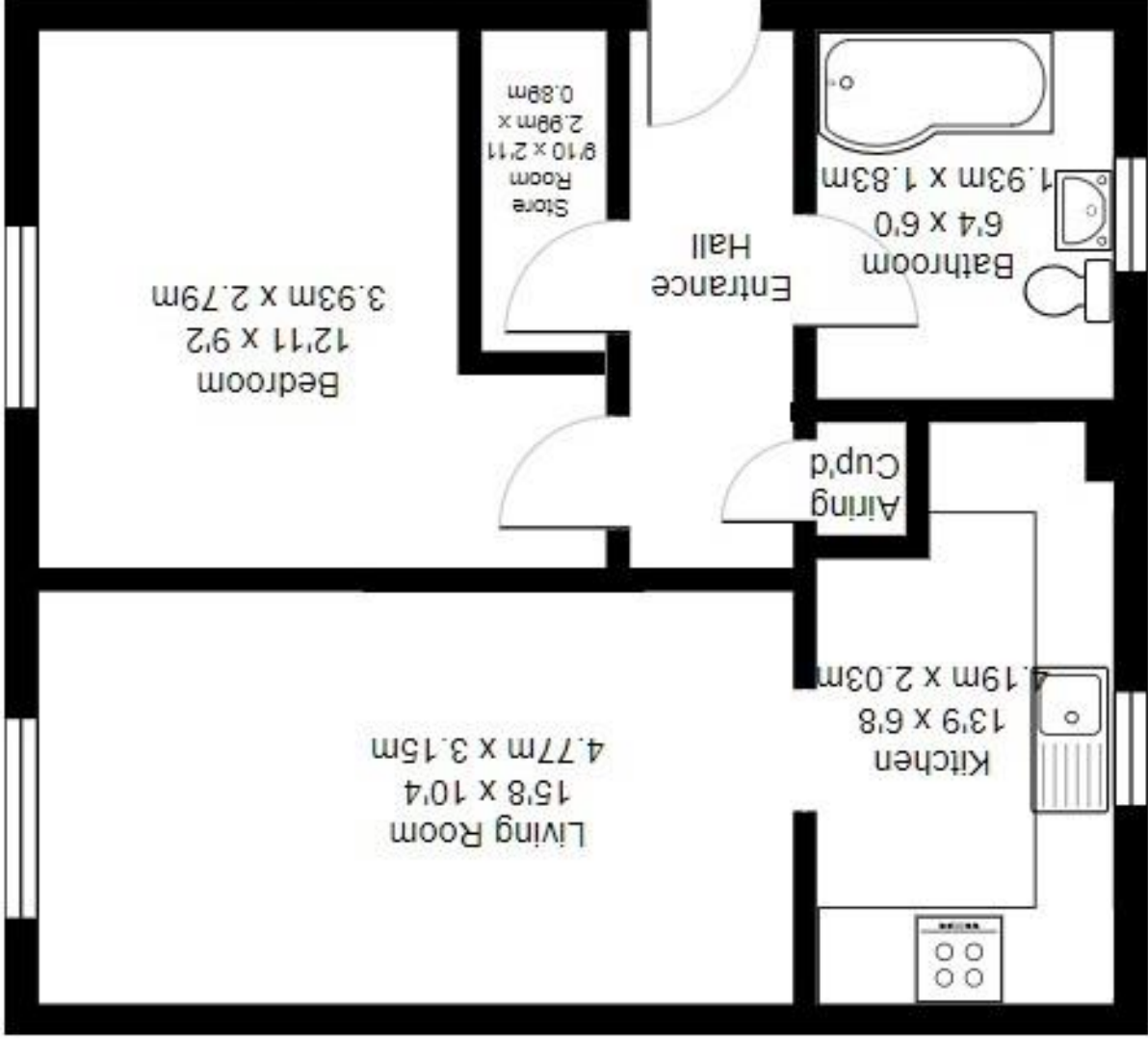
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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)

This floorplan is for illustration purposes only. All measurements are approximate.



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. Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982