



89b Pembury Road, Tonbridge, Kent, TN9 2JF

Offers in the Region Of £315,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Bedroom Maisonette * Share of Freehold * Convenient Central Location * Balcony & Permit Parking * Shower Room & Bathroom * EPC Rating C / Council Tax Band B - £1,749.60 P.A. ***

Waghorn & Company are delighted to offer to the market this beautifully presented 2 bedroom maisonette conveniently located for Tonbridge High Street & Train Station. The property offers spacious accommodation over two stories which is highlighted by an abundance of natural daylight with the added benefits of 2 bathrooms and balcony. An early viewing is highly recommended.

Entrance

Access is via a dog legged staircase with metal banister leading to balcony area and front entrance door which leads to the entrance hall.

Entrance Hall

Door to storage cupboard housing wall mounted gas boiler, meters and lighting and space for tumble dryer, doors to bedroom, shower room, open plan living space and radiator. Stairs leading to first floor landing.

First Floor Landing

Double glazed window rear and double glazed window to front with double shade blinds, doors leading to bedroom one and bathroom.

Bedroom 1 11' 5" x 9' 6" (3.48m x 2.89m)

Dual aspect double glazed windows with double shade blinds to side and rear, feature cast iron fireplace and radiator.

Bathroom 6' 10" x 9' 6" (2.08m x 2.89m)

Dual aspect frosted double glazed windows to rear and side, ceramic wall tiling, tiled flooring, low level w/c, pedestal hand wash basin, panelled bath with mixer taps, hand held shower piece with additional shower over, bidet, inset spotlights, and extractor fan. Door to storage cupboard and heated chrome towel rail.

Bedroom 2 9' 6" x 11' 3" (2.89m x 3.43m)

Two double glazed windows to rear with double shade blinds, built in storage cupboard, and radiator.

Shower Room 5' 8" x 6' 4" (1.73m x 1.93m)

Frosted double glazed window to rear, extractor fan, inset spot lights, low level w/c, ceramic wall tiling, tiled flooring, pedestal hand wash basin, shower cubicle and heated chrome towel rail.





Open Plan Living Space 24' 7" (Excluding the depth of the chimney) x 12' 11" (7.49m x 3.93m) Double glazed bay window with additional sash windows to front, and two radiators. Kitchen Area Butler sink set within worktop with cupboards under and a further range of matching base and wall units, ceramic wall tiling, tiled splashback, inset four ring gas hob with extractor hood over and electric oven under, integrated slim line dishwasher, integrated fridge freezer.

Tenure

Share Of Freehold Lease Length: 118 years approx. Maintenance costs split 50/50 between both apartments Service Charge £0

27/08/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
89b, Pembury Road Tonbridge TN9 2JF	Energy rating C	Valid until: 16 July 2025 Certificate number: 8095-7633-3820-5733-3992
Property type	Top-floor flat	
Total floor area	75 square metres	

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, 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).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-64	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

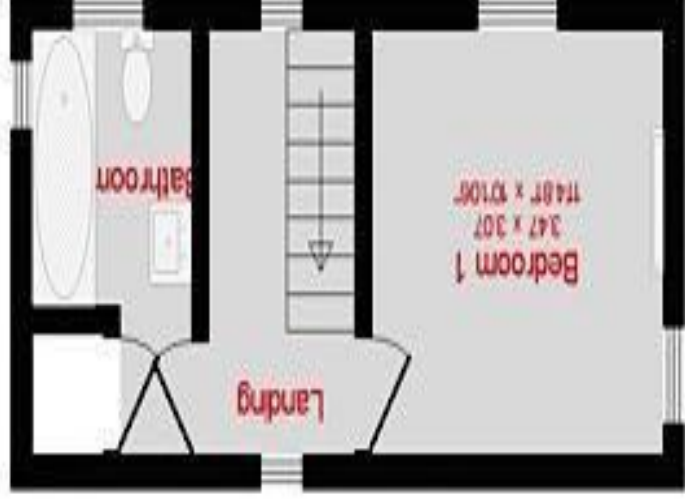
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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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.

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Total approx floor area: 819 m² (882.0 ft²)
Ground Floor: 58.3 m² (627.8 ft²)
1st Floor: 23.6 m² (254.2 ft²)
Drawings are for illustrative purposes only
Produced using Entrust Smart 2.7.01a