



170 Tonbridge Road, Hildenborough, Tonbridge, Kent,
TN11 9HP

Offers in the Region Of £295,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Bedroom Apartment * Garage To Rear * Separate Lounge and Kitchen * No Forward Chain * Convenient Village Location * EPC Rating TBC / Council Tax Band C - £2,078.05 ***

Waghorn and Company are proud to present to the market this wonderful, two bedroom, first floor apartment located in the much sought after Village of Hildenborough. The property offers good size accommodation throughout with two double bedrooms and the added benefits of a garage and having no forward chain. An early viewing is highly recommended.

Entrance

Access is via a communal entrance with stairs leading to first floor with a private entrance door, leading to kitchen.

Kitchen

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, space and plumbing for washing machine, space for freestanding fridge freezer and cooker, wall mount gas boiler, doorway to sitting room and radiator.

Sitting Room

Double glazed windows to both front and side, wood laminate flooring, doorway to inner hall and radiator.

Inner Hall

Doors to bedrooms and bathroom.

Bedroom One

Double glazed window to front, built in wardrobes and radiator.

Bedroom Two

Double glazed window to front and radiator.

Bathroom

Double glazed frosted window to side, panelled bath, pedestal hand wash basin, low level w/c, extractor fan, tiled flooring, ceramic wall tiling and heated towel rail.

Outside

To the rear of the property is a garage belonging to the property with up and over door to front.

Tenure

Share of Freehold Lease Length: 146 years approx. Ground Rent: Service Charge:





Energy performance certificate (EPC)			
170 Tonbridge Road Hildenborough TONBRIDGE TN11 9AP	Energy rating C	Valid until: 4 March 2035	
		Certificate number:	0090-1206-0205-8815-1400
Property type		Mid-floor flat	
Total floor area		55 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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