



1 Navigation House , Medway Wharf Road, Tonbridge,  
Kent, TN9 1SY  
£240,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Two Double Bedrooms \* First Floor Apartment \* Dual Aspect Sitting Room \* Central Tonbridge Location \* Easy Access to Local Shops & Transport \* EPC Rating: C / Council Tax Band: D £2,356.17 \***

Waghorn and Company are please to present to the market this two double bedroom first floor apartment located in the heart of Tonbridge Town Centre, with easy access to to Local shops, transport links and the historic Tonbridge Castle. The property has salient features to include; telephone entry system, dual aspect sitting room, newly fitted bathroom. An early viewing is highly recommended.

**Entrance**

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

**Entrance Hall**

Wood laminate flooring, doors to bedrooms, sitting room, kitchen and bathroom, storage cupboard and radiator.

**Sitting Room** 17' 11" x 12' 0" (5.46m x 3.65m)

Double glazed window to front, double glazed door to side with Juliette balcony with views over the Tonbridge Castle, laminate flooring and two radiators.

**Kitchen** 13' 6" x 7' 0" (4.11m x 2.13m)

Double glazed window to side, single stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, space and plumbing for washing machine and space for free standing fridge freezer, built in electric oven and four ring gas hob with extractor fan over, wall mounted gas boiler and inset spotlights.

**Bedroom 1** 14' 0" x 8' 0" (4.26m x 2.44m)

Double glazed window to side and radiator.

**Bedroom 2** 9' 4" x 14' 5" (2.84m x 4.39m)

Double glazed window to front and radiator.

**Bathroom** 7' 6" x 4' 0" (2.28m x 1.22m)

Low level W/C, hand wash basin, panelled bath with mixer taps and shower over, inset spotlights, shaver socket, extractor fan and radiator.

**Tenure**

Length of Lease: Approx. 106 Years

Ground rent and Service Charge: £249.11







## Energy performance certificate (EPC)

Flat 1 Navigation House Medway Wharf Road TONBRIDGE TN9 1SY	<b>Energy rating</b>  <b>C</b>	Valid until:	17 August 2025
		Certificate number:	9588-2031-6258-4445-4914

Property type	Mid-floor flat
Total floor area	73 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.

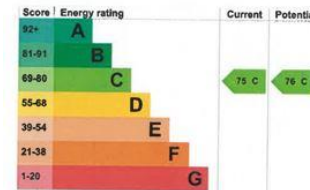
[See how to improve this property's energy efficiency.](#)

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

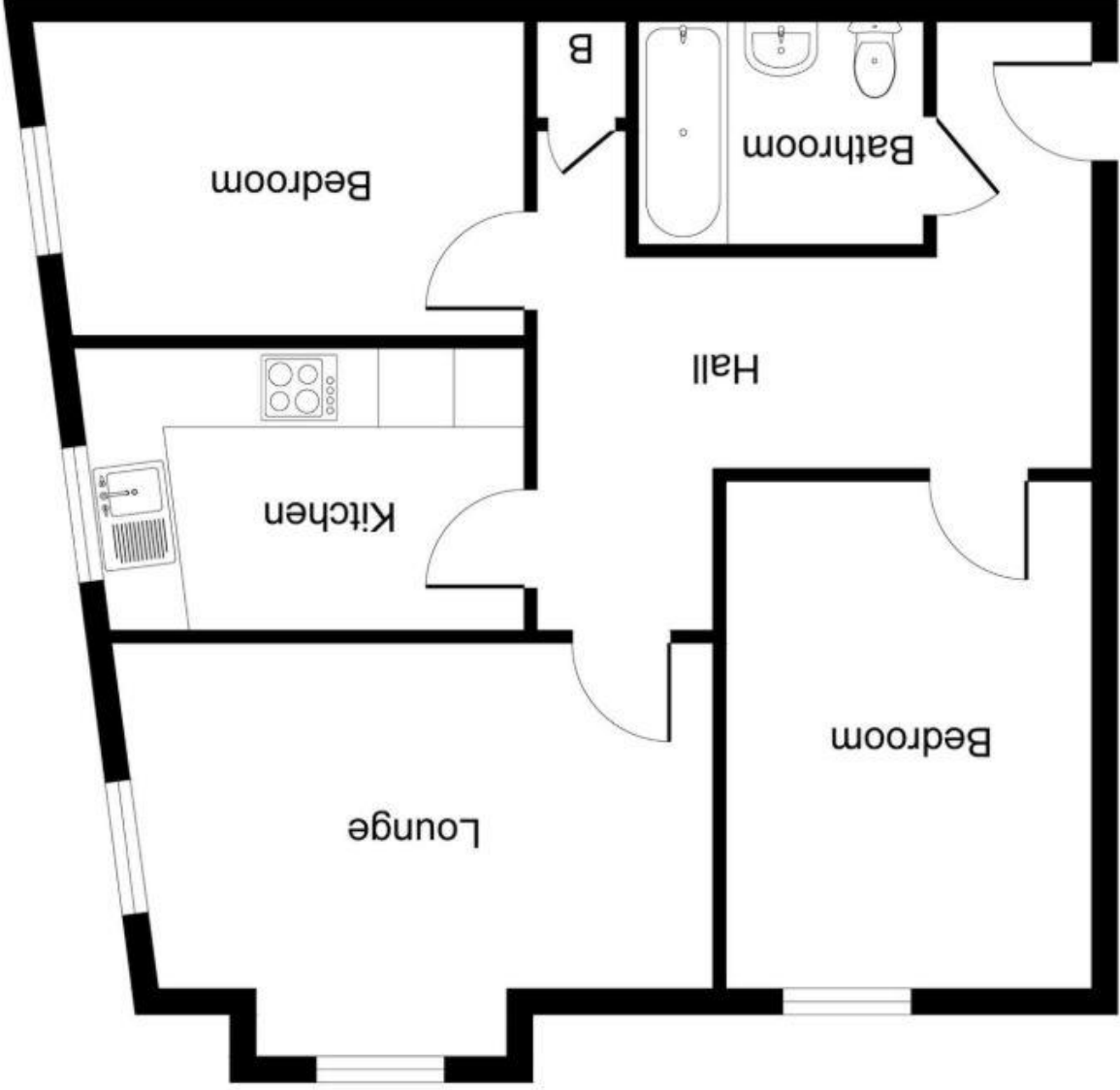


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Details No. 1 TW/JW

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