



Flat 5 Croft House, East Street, Tonbridge, Kent, TN9 1HP

£320,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Double Bedroom Maisonette * Allocated Parking * Family Bathroom and En-suite * Open Plan Kitchen / Dining Room * Central Town Location * EPC Rating C / Council Tax Band C - £2,094,37 PA ***

Waghorn and Company are proud to offer to the market this wonderful two bedroom maisonette, located just a short walk from Tonbridge High Street and Main Line Station. The property has salient features that include two double bedrooms and en-suite, open plan living space, separate bathroom, and allocated parking. An early viewing is highly recommended.

Entrance

Access is via a communal entrance hall, leading up to a private double glazed entrance door, opening to entrance hall.

Entrance Hall

Doors to open plan living room, bedrooms and bathroom, inset spotlights, wood flooring and radiator.

Open Plan Living Area 14' 2" x 14' 6" (4.31m x 4.42m)

Two double glazed windows to front, one and a half bowl sink and drainer with cupboards and further range of matching base and wall units, integrated dishwasher, fridge freezer and washing machine, inset electric hob with oven under and extractor hood over, alcove housing wall mounted gas boiler.

Bedroom 1 10' 7" x 10' 4" (3.22m x 3.15m)

Double glazed, part frosted, to rear, door to en-suite and radiator.

En-suite 6' 4" x 5' 0" (1.93m x 1.52m)

Corner shower with power shower and sliding doors, low level W/C, pedestal hand wash basin with splashback tiling, tiled flooring, inset spotlights, extractor fan and chrome heated towel rail.

Bedroom 2 9' 8" x 14' 1" (2.94m x 4.29m)

Double glazed window to front and radiator.

Bathroom

Square end bath with mixer taps and additional hand shower piece with shower over, low level W/C, pedestal hand wash basin with splashback tiling, tiled flooring, extractor fan, inset spotlights and heated chrome towel rail.

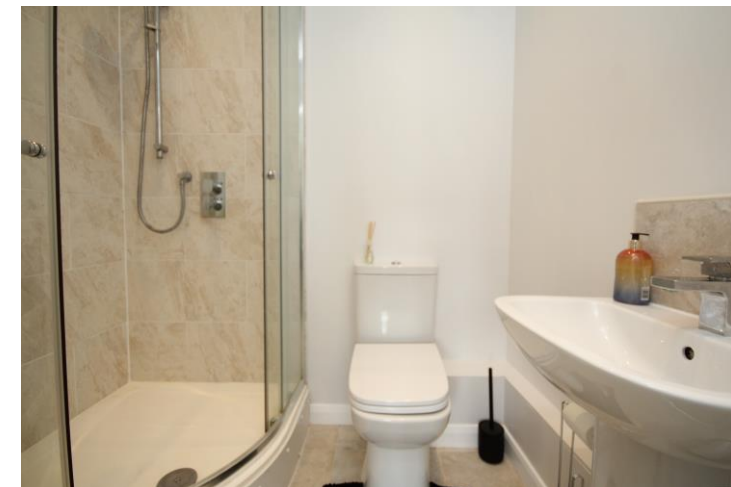
Tenure

Leasehold

Lease Length; Approx. 116 Years

Ground Rent: £250 PA

Service Charge: £1,072 PA





Energy performance certificate (EPC)

Flat 5
Oak House
5 East Street
TONBRIDGE
TN9 3HP

Energy rating
C

Valid until:
22 August 2026

Certificate number
9925-1038-7335-4466-7919

Property type
Ground-floor flat

Total floor area
69 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	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Awaiting Floorplan

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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