



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

£310,000

**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 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





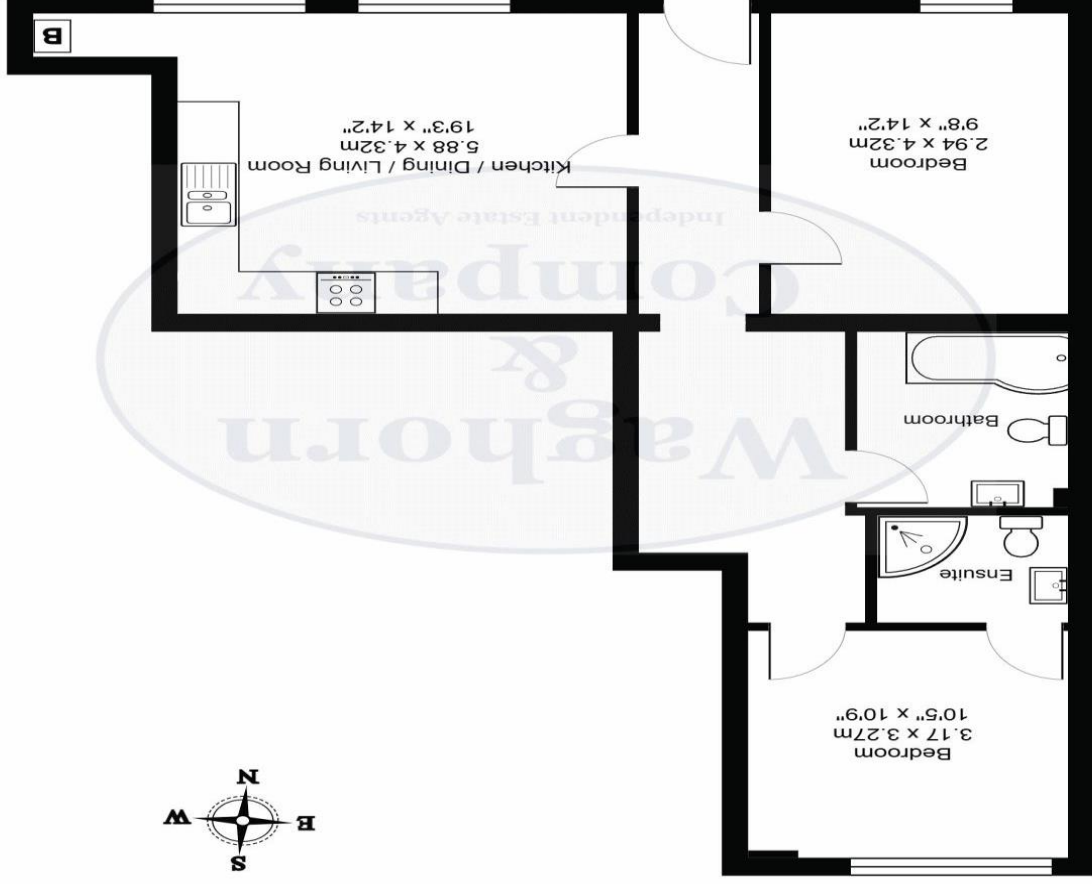
Energy performance certificate (EPC)			
Flat 5 Cliff House 5 East Street TONBRIDGE TN9 1HP	Energy rating C	Valid until: 22 August 2026 Certificate number: 9228-1038-7335-4466-7919	
Property type		Ground-floor flat	
Total floor area		69 square metres	
Rules on letting this property			
Properties can be 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) .			
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.			
Score Energy rating		Current Potential	
92+ A 81-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G		71 C 71 C	
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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Ground Floor Flat
Total Area: 67.6 m² ... 727 ft²
All measurements are approximate and for display purposes only.

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.
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