



5 St. Eanswythe's Court, Tonbridge, Kent, TN9 2BF

Guide Price £200,000-£220,000

**Waghorn
&
Company**

Independent Estate Agents

*** First Floor One Bedroom Apartment * Open Plan Living Space * Allocated Parking * Conveniently Located * No Forward Chain * EPC Rating: TBC / Council Tax Band £2,094.37 PA ***

Waghorn and Company are proud to offer to the market this beautifully presented first floor apartment, conveniently located for Tonbridge Main Line Station and High Street. The property offers light and airy, good size accommodation with the added benefits of allocated parking and no forward chain. An early viewing is highly recommended.

Entrance

Access is via a communal entrance door with stairs leading to private entrance door, opening to entrance hall.

Entrance Hall

Doors to bathroom, open plan living space, bedroom and storage cupboard.

Bathroom

Panelled bath with mixer taps and shower over, low level w/c with concealed cistern, hand wash basin set within vanity unit, wall mounted mirror over, ceramic wall tiling, tiled flooring and heated chrome towel rail.

Bedroom

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

Open Plan Living Space

Kitchen / Dining

Double glazed window to side, sink and drainer set within worktop, space and plumbing for washing machine, space for freestanding fridge/freezer, ceramic wall tiling inset gas hob with electric oven under and extractor hood over and radiator.

Living Room

Double glazed window to front and radiator.

Tenure

Leasehold: Lease Length: approx. 101 years.

Ground Rent: £125 PA

Service Charge: £1,465.82 PA





Energy performance certificate (EPC)		
5 St. Eanswythe's Court TONBRIDGE TN9 2BF	Energy rating B	Valid until: 13 May 2036
		Certificate number: 4708-8225-1002-1995-0002

Property type	Mid-floor flat
Total floor area	50 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 The graph shows this property's current and potential energy rating and score. 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.

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



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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.

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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All measurements are approximate and for display purposes only.

Total Area: 50.4 m² ... 543 ft²

First Floor Flat

