



10 Time Square , 2 Lime Hill Road, Tunbridge Wells, Kent,

TN1 1BE

£385,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Double Bedrooms * Sitting/Dining Room * En-Suite Shower Room * Convenient Location * Secure Underground Allocated Parking * EPC Rating C / Council Tax Band D - £2,233.93 P.A. ***

NO ONWARD CHAIN!! Waghorn and Company are delighted to offer to the market this wonderful two bedroom, luxury purpose built apartment building situated in the centre of Tunbridge Wells within minutes of restaurants, bars and the mainline station, which for the commuter serves London Bridge, Charing Cross and Cannon Street in about 55 minutes. The property offers well presented and contemporary living space and has the added benefits of air conditioning to bedroom one and lounge/dining area. An early viewing is highly recommended.

Entrance

Access is via a communal entrance with stair & lift access to the private entrance door, leading to entrance hall.

Entrance Hall

Storage cupboard, and telephone entry system. Doors leading to bathroom, bedrooms, kitchen and lounge.

Bathroom

Panelled bath with additional hand held shower piece, hand wash basin set within vanity unit, low level w/c with concealed cistern, extractor fan, inset spotlights, ceramic wall tiling, wall mounted mirrors and wall mounted electric heater.

Bedroom 1 9' 3" x 13' 3" (2.82m x 4.04m)

Double glazed windows to front and side, built in mirrored wardrobes, and wall mounted aircon unit. Door to en-suite

Bedroom 2 10' 1" x 8' 9" (3.07m x 2.66m)

Double glazed windows to side and rear and built in double wardrobe.

En-Suite 5' 5" x 5' 0" (1.65m x 1.52m)

Shower cubicle with rainfall shower head over, and additional hand held shower piece, floating hand wash basin, low level w/c, ceramic tiling, fitted wall mirrored storage cupboard, wall mounted mirror, inset spotlights and extractor fan.

Kitchen 9' 9" x 8' 9" (2.97m x 2.66m)

Double glazed window to side, one and a half bowl sink and drainer with cupboards under and further range of matching base and wall units, inset spotlights, gas hob with electric oven under and extractor hood over, integrated fridge freezer, integrate dishwasher space and plumbing for washing machine, cupboard housing microwave oven, and tiled flooring.

Living Room 18' 1" x 12' 11" (5.51m x 3.93m)

Double glazed windows to front and side over looking Royal Victoria Place Shopping Centre and High Street, wall mounted aircon units, inset spotlights.

Tenure

Leasehold Lease Length TBC Service Charge TBC Ground Rent TBC





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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

10 Times Square 2 Lime Hill Road TONBRIDGE WELLS TN1 1BE	Energy rating C	Valid until 15 September 2034
	Certificate number 0917-0200-4104-6001-0214	

Property type Top-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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0917-0200-4104-6001-0214?print=true>

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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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