



11 Croft House , East Street, Tonbridge, Kent, TN9 1HP

£325,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Bedroom Apartment * Convenient Location * Off Road Parking * Spacious Accommodation * En-Suite and Family Bathroom * EPC Rating D/ Council Tax Band C - £2,094.37P.A. ***

Waghorn & Company are delighted to present this modern, luxury apartment, ideally situated just off the High Street within a prestigious development. The property offers generously proportioned accommodation throughout, and has the added benefits of an allocated parking space. Early viewing is highly recommended to avoid disappointment.

Entrance

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

Entrance Hall

Wood flooring and doors leading to bedrooms and bathroom.

Bathroom 7' 10" x 8' 0" (2.39m x 2.44m)

P shaped bath with mixer taps and additional hand held shower piece, low level w/c, pedestal wash hand basin, built in mirrored cabinet, ceramic tiled flooring, ceramic wall tiling, inset spotlight, extractor fan and heated chrome towel rail.

Bedroom 1 29' 6" x 13' 9" (8.98m x 4.19m)

Double glazed windows to side and front and two radiator. Door to en-suite bathroom .

En-suite 5' 6" x 9' 3" (1.68m x 2.82m)

Double shower cubicle, pedestal wash had basin, low level w/c, wall mounted mirrored cabinet, extractor fan, inset spotlights and heated chrome towel rail.

Bedroom 2 9' 6" x 11' 6" (2.89m x 3.50m)

Double glazed windows to front and radiator.

Open Plan Living Area 21' 8" x 15' 3" (6.60m x 4.64m)

Kitchen

One and a half bowel sink and drainer with cupboards under and a further range of matching bas and wall units, inset Halogen hob with electric oven under and extractor fan over, integrated dishwasher, and integrated fridge freezer.

Living Room

Double glazed windows to front, storage cupboard housing boiler, and two radiators.

Tenure

Leasehold Approx. 116 Years Ground Rent - £250 P.A. Service Charge - £1,200 to £1,300 P.A.





28/05/2025, 13:30

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

Energy performance certificate (EPC)			
Flat 11 Craft House 5 East Street TONBRIDGE TN9 1HP	Energy rating D	Valid until:	22 August 2026
		Certificate number:	9428-9038-7318-4666-7994
Property type		Top-floor flat	
Total floor area		85 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 D. It has the potential to be D.

[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/9428-9038-7318-4666-7994?print=true>

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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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