



14 Azure Court , Sovereign Way, Tonbridge, Kent, TN9 1FQ

£290,000

**Waghorn
&
Company**

Independent Estate Agents

*** First Floor Two Bedroom Flat * Two Double Bedrooms * Ensuite and Bathroom * Open Plan Living Space * Balcony * EPC Rating: TBC / Council Tax Band C £2,094.37 ***

Waghorn & Company are delighted to offer to the market, this well presented 2 bedroom apartment, situated in the Town Centre with easy access to local amenities & transport links. The property offers two double bedrooms, bathroom and en-suite as well as allocated parking. An early viewing is highly recommended to avoid disappointment.

Access

Access is via a communal entrance door with telephone entry system, stairs & lift access with corridor leading to private entrance door which opens into the entrance hall.

Entrance Hall

Doors to bedrooms, bathroom and open plan living space, storage cupboard housing boiler.

Bathroom

Panelled bath with shower over, floating hand wash basin with mounted wall mirror over, low level W/C, tiled flooring, ceramic wall tiling and heated chrome towel rail.

Bedroom 2

Double glazed window to rear, freestanding wardrobe (which we have been advised by the current owners is to remain) and radiator.

Bedroom 1

Two double glazed windows to rear, door to en-suite, built in wardrobes and radiator.

En-suite

Shower cubicle, floating hand wash basin with wall mounted mirror over, low level W/C, ceramic wall tiling, tiled flooring and heated chrome towel rail.

Open Plan Living Space

Kitchen

One and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, integrated dishwasher and washing machine, inset halogen hob with electric oven under and extractor hood over, American style fridge/ freezer (which we have been advised by the current owners is to remain), tiled flooring and extractor fan.

Living Room

Double glazed door leading to balcony, with matching side window, laminate flooring and radiator.

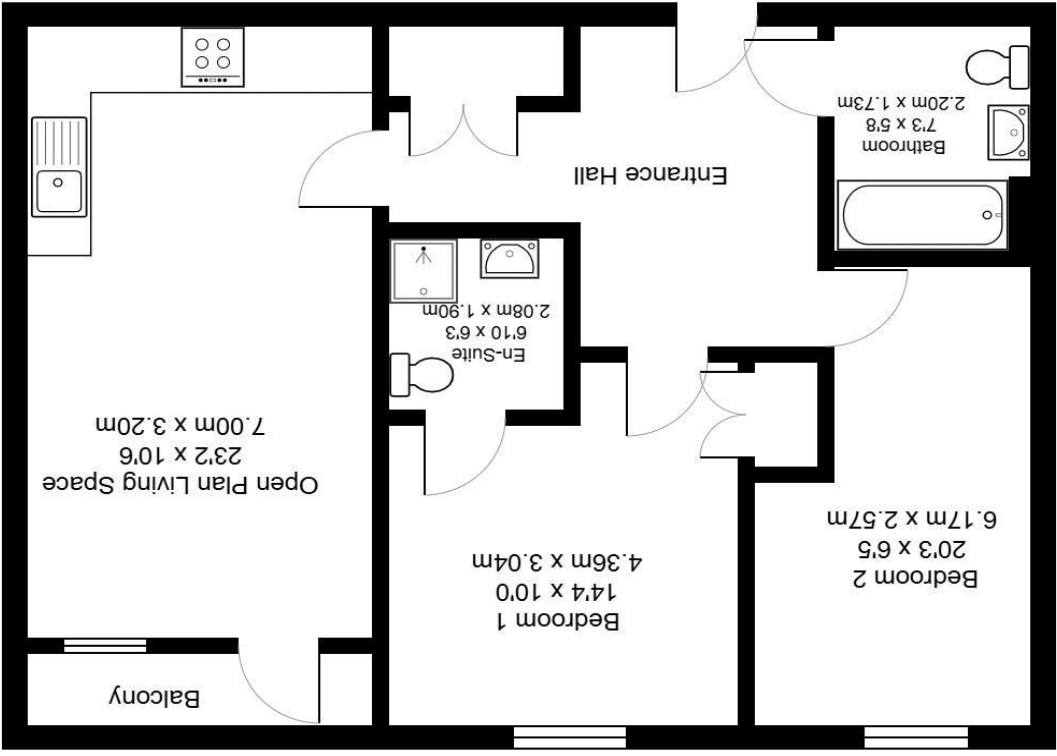
Tenure

Leasehold Lease Length: TBC Ground Rent: TBC Service Charge: TBC





Awaiting EPC



please note the measurement are approximate and this floorplan is for illustration purposes only and not to scale

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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