



Flat 15 Waterway House , Medway Wharf Road, Tonbridge,

Kent, TN9 1AY

Offers Over £275,000

**Waghorn
&
Company**

Independent Estate Agents

*** NO ONWARD CHAIN, Two Bedroom Apartment In Tonbridge Town Centre * En-Suite Shower Room And Main Bathroom * Convenient Location * Allocated Parking Bay & Corner Balcony * River Views * EPC Rating B / Council Tax Band C - £1,999.53 P.A. ***

NO ONWARD CHAIN!! Waghorn & Company are delighted to offer to the market this beautifully presented, 2 bedroom apartment, conveniently located for Tonbridge High Street and Mainline Railway Station and favoured Schools. The property offers the added benefits of two bathrooms, undercroft allocated parking, and dual aspect balcony with beautiful riverside views. An early viewing is highly recommended to avoid disappointment.

Entrance

Access via a communal entrance door with stairs and lift access leading to private entrance door which opens to the entrance hall.

Entrance Hall

Doors to bedrooms, bathroom and lounge/diner, airing cupboard and a wall mounted electric heater.

Lounge/Diner 22' 10" x 12' 4" (6.95m x 3.76m)

Patio doors with matching side window to balcony, archway to kitchen and two wall mounted electric heaters.

Kitchen 10' 10" x 6' 5" (3.30m x 1.95m)

One and a half bowl sink and drainer set within worktop with cupboards under and a further range of matching base and wall units with under unit lighting, inset four ring induction hob with extractor hood over and electric oven under, integrated dishwasher, fridge freezer and washing machine, inset spotlight and extractor fan.

Bedroom 1 11' 4" x 12' 4" (3.45m x 3.76m) Excluding the depth of wardrobes

Juliet balcony to rear with matching side windows, with riverside views, built in wardrobes, door to en-suite and wall mounted electric heater.

En-suite 4' 8" x 7' 4" (1.42m x 2.23m)

Double shower cubicle, ceramic wall tiling, pedestal hand wash basin with fitted wall mirror over, electric shaver socket, extractor fan, inset spotlights, low level W/C with USPA toilet seat, wall mounted electric heater and heated towel rail.

Bedroom 2 8' 6" x 12' 1" (2.59m x 3.68m)

Double glazed window to rear and wall mounted electric heater.

Bathroom 6' 2" x 6' 5" (1.88m x 1.95m)

Panelled bath with central mixer taps and additional hand shower piece over, ceramic wall tiling, pedestal hand wash basin with fitted wall mirror, low level W/C, inset spotlights, extractor fan, wall mounted electric heater and heated towel rail.

Leasehold

Lease Length - approx. 109 Years Service Charge £1,991.45 PA Ground Rent £330 PA





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

Energy performance certificate (EPC)																																		
Flat 15 Waterway House Medway Wharf Road TONBRIDGE TN9 1AV	Energy rating <div style="font-size: 2em; font-weight: bold; text-align: center;">B</div>	Valid until: 28 February 2032 Certificate number 0370-2319-2170-2702-0355																																
Property type		Mid-floor flat																																
Total floor area		62 square metres																																
Rules on letting this property <p>Properties can be rented if they have an energy rating from A to E.</p> <p>If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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).</p>																																		
Energy efficiency rating for this property <p>This property's current energy rating is B. It has the potential to be B.</p> <p>See how to improve this property's energy performance.</p>																																		
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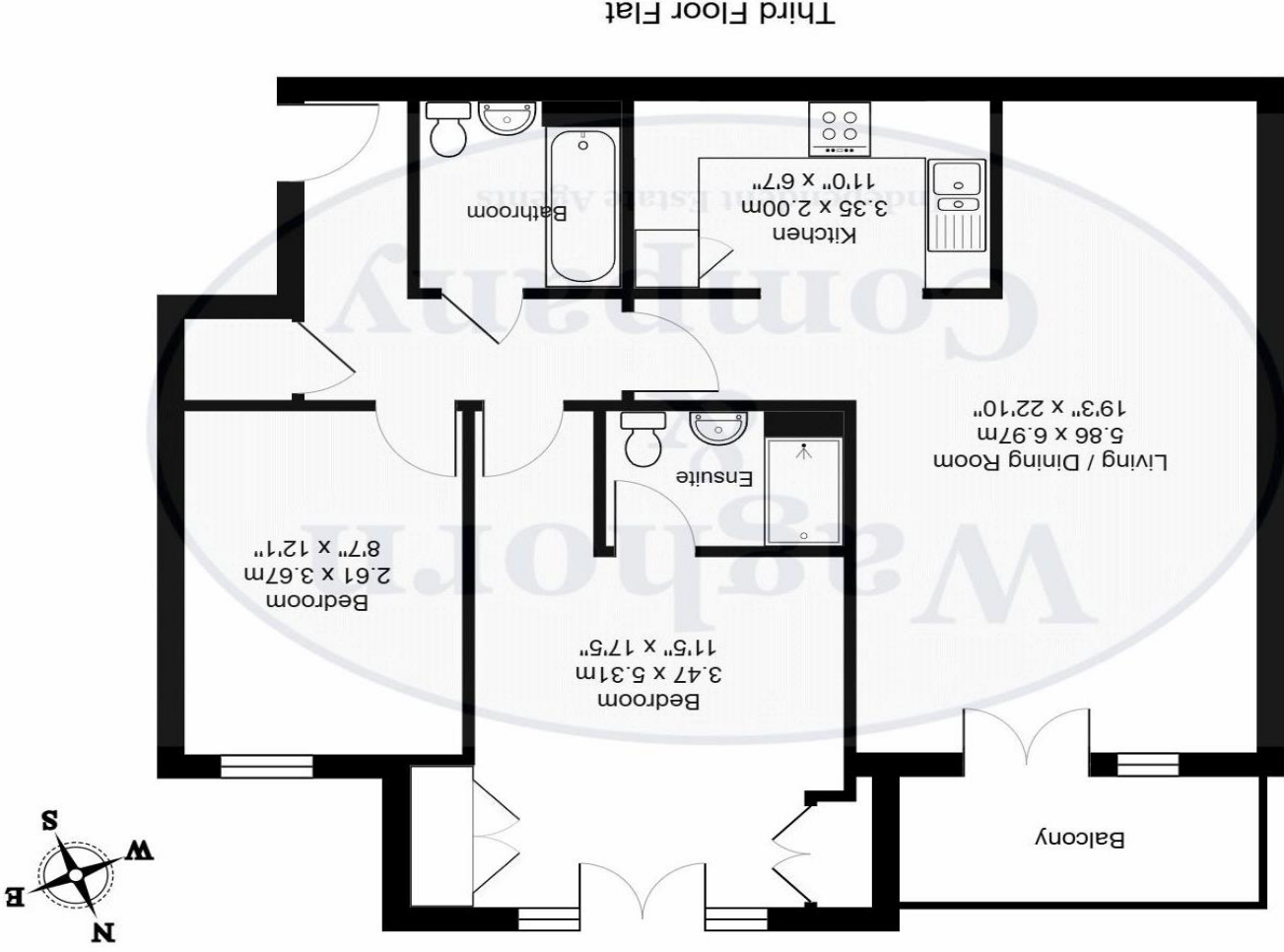
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Total Area: 74.9 m² ... 806 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

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.

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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