



170A, Tonbridge Road, Hildenborough, Tonbridge, Kent,
TN11 9HP

Auction Guide Price £180,000

**Waghorn
&
Company**

Independent Estate Agents

*** Being sold via 'Secure Sale' * Two double bedrooms * Separate Lounge and Kitchen *
Garage to rear * Viewing recommended * EPC Rating C / Council Tax Band C - £2,078.05 ***

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £225,000.00. Two bedroom, first floor apartment located in the much sought after Village of Hildenborough. The property offers good size accommodation throughout with two double bedrooms and the added benefits of a garage. An early viewing is highly recommended.

Entrance

Access is via a communal entrance with stairs leading to first floor with a private entrance door, leading to kitchen.

Kitchen

Double glazed window to rear, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, space and plumbing for washing machine, space for freestanding fridge freezer and cooker, wall mount gas boiler, doorway to sitting room and radiator.

Sitting Room

Double glazed windows to both front and side, wood laminate flooring, doorway to inner hall and radiator.

Inner Hall

Doors to bedrooms and bathroom.

Bedroom One

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

Bedroom Two

Double glazed window to front and radiator.

Bathroom

Double glazed frosted window to side, panelled bath, pedestal hand wash basin, low level w/c, extractor fan, tiled flooring, ceramic wall tiling and heated towel rail.

Outside

To the rear of the property is a garage belonging to the property with up and over door to front.

Auctioneers Additional Comments

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.





Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Tenure

Leasehold 146 Years remaining Service charge £0 All maintenance and Insurance divided equally when required between 3 Flats and the Ground Floor Shop. Please note, the above details were supplied by the current owner, so must be confirmed by your solicitor prior to entering into a legally binding contract

Energy performance certificate (EPC)

170 Tonbridge Road
Tonbridge
TN11 8EP

Energy rating
C

Valid until
4 March 2035

Certificate number
0090-1206-0205-8815-1400

Property type
Mid-floor flat

Total floor area
55 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 50

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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