



63 Orchid Court, Sovereign Way, Tonbridge, Kent, TN9 1FZ

£245,000

**Waghorn
&
Company**

Independent Estate Agents

*** One Bedroom Flat * Large Balcony via Living Room & Bedroom * Open Plan Living *
Easy Access to Tonbridge Train Station & Town Centre * Good Size Living Accommodation
* EPC Rating B / Council Tax Band C - £2,094.37 PA ***

Waghorn and Company are proud to present to the market this beautifully presented one bedroom, high end apartment in the heart of Tonbridge town and close to the station. The property also offers a balcony the full width of the apartment, is lift serviced and beautifully kept. A viewing is highly recommended.

Orchid Court Entrance

Access is via a communal entrance with lifts to all floors and hallway leading to private entrance door.

Flat 63 Entrance

Composite front entrance door leading to entrance hall, door to bedroom, open-plan lounge and kitchen area, bathroom and large built in storage cupboard and phone entry system.

Bathroom 7' 0" x 5' 7" (2.13m x 1.70m)

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

Bedroom 12' 11" x 10' 6" (3.93m x 3.20m)

Double bedroom with double glazed door leading to balcony with matching side windows, built in wardrobe with sliding door and radiator.

Open Plan Kitchen/Living Room 12' 0" x 27' 0" (3.65m x 8.22m)

Kitchen

One and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, integrated dishwasher, washer/dryer and fridge freezer, inset halogen hob with extractor hood over and electric oven under, under counter lighting and ceramic wall tiling.

Living Room

Double glazed door to balcony with matching side window and radiator.

Balcony

Decked balcony which is the the length of the flat, with access points from both bedroom and living room, over looking Sovereign Way.

Tenure

Leasehold Length of Lease 113 Years Annual Service Charge £2,179.08 Ground Rent £200.00 P.A





Flat 63 Orchid Court Sovereign Way TONBRIDGE TN9 1FZ		Energy rating B
Valid until 25 April 2026	Certificate number 8508-6264-0439-6227-3463	

Property type	Mid-floor flat
Total floor area	50 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](#).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

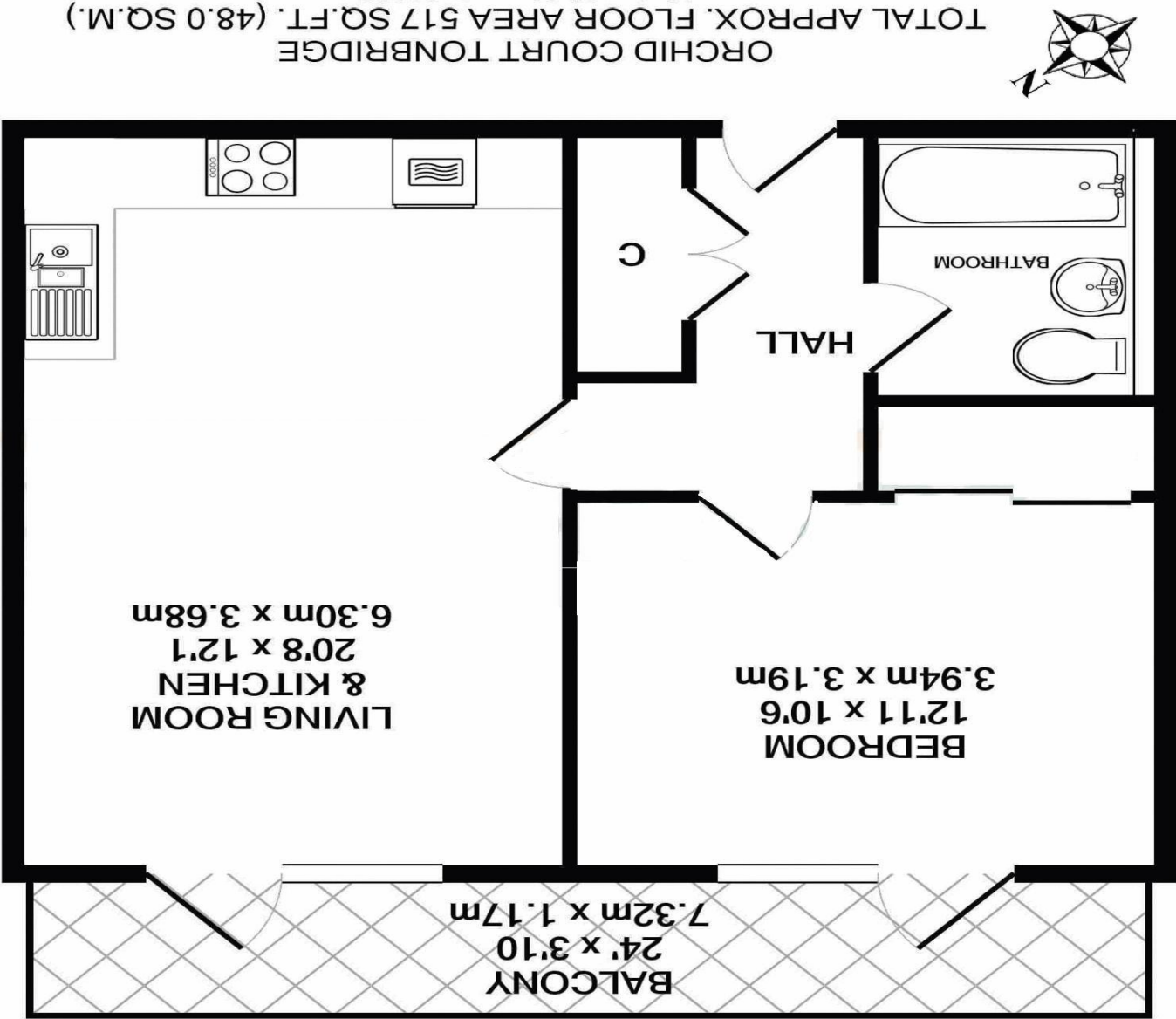
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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ORCHID COURT TONBRIDGE
TOTAL APPROX. FLOOR AREA 517 SQ.FT. (48.0 SQ.M.)

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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