



40 Taylor Close, Tonbridge, Kent, TN9 2FE

£300,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Bedroom Apartment 861.11 Square Foot / 80 Square Meters * Allocated Parking *
Two En-Suite Bathrooms * Convenient, Central Location * Open Plan Living Space * EPC
Rating TBC / Council Tax Band C - £2,094.37 P.A. ***

Waghorn & Company are proud to offer for sale this immaculately presented and spacious 2 bedroom apartment located in an exclusive development just a short walk from Tonbridge station and Town Centre. Salient features include: allocated parking, Juliet Balcony with far reaching views, stylish open plan living space with fitted kitchen and en-suite bathroom. An early viewing is highly recommended.

Entrance

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

Entrance Hall

Doors to bedrooms, bathroom & open plan living room, laminate flooring, built in storage cupboard and radiator.

Bedroom 2

Double glazed window to rear, door to Jack & Jill bathroom, laid to carpet and radiator.

Jack and Jill Bathroom

Low level w/c, double shower cubicle, pedestal hand wash basin, wall mounted vanity unit, electric shaver socket, ceramic wall tiling, tiled flooring, extractor fan and heated towel rail.

Open Plan Living Space

Lounge/Dining Room

Patio doors to front, laid to carpet and two radiators. Open plan to Kitchen.

Kitchen

Two double glazed windows to front, stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, integrated washing machine & dishwasher, space for free standing fridge freezer, inset four ring gas hob with extractor hood over and electric oven under, twin doors to utility cupboard and laminate flooring.

Bedroom 1

Double glazed window to rear, laid to carpet, door to en-suite and radiator.

En-Suite

Low level w/c, pedestal hand wash basin, panelled bath with mixer taps and shower attachment over, wall mounted vanity unit, electric shaver socket, ceramic wall tiling, tiled flooring, extractor fan and heated towel rail.

Outside

To the side and rear of the property are two communal, green areas. To the rear of the property is an allocated parking with additional, open visitors parking.





Tenure

Leasehold - Lease length: Approx. 115 Years Ground Rent: £365.00 PA Service Charge: £2,569.00 (includes building insurance) All figures are approximate and we recommend that these are confirmed via a solicitor.



Awaiting EPC

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

Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982

