



Flat 4 Copper House , Avebury Avenue, Tonbridge, Kent,
TN9 1TL
£335,000

**Waghorn
&
Company**

Independent Estate Agents

*** Attractive First Floor Apartment * Spacious Open Plan Kitchen/ Reception * Parking Space * South Facing Balcony * Convenient Location * EPC Rating B - Council Tax Band C £2,094.37 P.A ***

Waghorn & Company are delighted to bring to the market this attractive and beautifully presented first-floor apartment, ideally situated within easy reach of Tonbridge High Street, the mainline station, and Tonbridge Park. This wonderful home offers generous living accommodation throughout and has been finished to a high standard. The property comprises two double bedrooms, a stylish modern bathroom, ample storage, and the added benefit of a south-facing balcony, perfect for enjoying the sun. Externally, the apartment also comes with an allocated parking space. Properties of this calibre and in such a convenient location are rarely available, so early viewing is highly recommended.

Access

Access is via a communal entrance door with lift and stairs leading to private entrance door.

Entrance Hall

Phone Entry system, coats cupboard, storage cupboard, herringbone flooring and doors leading to Bedrooms Bathroom and Open Plan Kitchen/reception room.

Storage Cupboard

Space for self condensing tumble dryer and wall mounted boiler.

Bathroom 7' 3" x 6' 7" (2.21m x 2.01m)

Low level w/c, pedestal hand wash basin, panelled bath with mixer taps and shower attachment over, ceramic wall tiling, spotlights, extractor fan and chrome heated towel rail.

Bedroom 1 14' 7" x 10' 4" (4.44m x 3.15m)

Floor to ceiling windows to rear, laid to carpet and radiator.

Bedroom 2 14' 7" x 9' 6" (4.44m x 2.89m)

Floor to ceiling window to rear, laid to carpet and radiator.

Open Plan Kitchen/Reception Room. 25' 0" x 16' 5" (7.61m x 5.00m)

One and a half bowl stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, integrated electric oven, inset four ring gas hob with stainless steel splashback and extractor hood over, integrated fridge freezer, space and plumbing for washing machine and radiator. Herringbone flooring leading through the reception room and radiator. Patio doors leading to balcony.

Balcony 10' 6" x 5' 10" (3.20m x 1.78m)

South Facing balcony with decked flooring.

Tenure

Leasehold (125 Years from 01/02/2018) Service Charge £134.95 per month (subject to annual review) Ground Rent £150.00 for the year

Agents Notes

The property is currently part owned by Clarion Housing Association but is offered as a 100% open market sale. The full leasehold title would transfer to the new buyer upon completion.





Flat 4 Copper House 35, Avebury Avenue TONBRIDGE TN9 1TL		Energy rating B
Valid until 18 February 2028	Certificate number 0954-3851-7028-9998-8175	

Property type	Mid-floor flat
Total floor area	73 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	84 B	84 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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