



10 Priory Court, 3-5 Priory Road, Tonbridge, Kent, TN9 2AQ

£185,000

**Waghorn
&
Company**

Independent Estate Agents

*** One Bedroom Top Floor Flat - Share of Freehold * Fitted Kitchen * Available December * Convenient Location * Allocated Parking * EPC Rating C / Council Tax Band B - £1,832.58 P.A. ***

Waghorn & Company are delighted to offer for sale this top floor apartment. Double bedroom, spacious lounge, fitted kitchen, phone entry system and off street parking just a few minutes walk from Tonbridge Station and High Street. An internal viewing is highly recommended.

Communal Entrance Hallway

Telephone Entry System, stairs leading to top floor apartment.

Entrance hallway

Telephone entry system, built in storage cupboard. Doors leading to bedroom, bathroom and lounge.

Lounge 13' 0" x 12' 9" (3.96m x 3.89m)

Double glazed window to front, laid to carpet and radiator.

Bedroom 12' 1" x 8' 0" (3.68m x 2.44m)

Double glazed window to rear and radiator.

Bathroom 6' 7" x 6' 4" (2.01m x 1.93m)

Double glazed frosted window to rear, low level w/c, hand wash basin, panelled bath with shower over, and chrome heated towel rail.

Kitchen 6' 4" x 6' 3" (1.93m x 1.91m)

Double glazed window to front, one and a half bowl sink and drainer set within worktops with cupboards under and a further range of matching base and wall units, four ring gas hob with extractor over and electric oven under, space for washing machine, and space for fridge freezer.

Allocated Parking Space

The property has the added benefits of an allocating parking space to the rear.

Lease Details

Lease Details - Share of Freehold Service Charge £70.00 per month (approx) Ground Rent £0.00





Energy performance certificate (EPC)

Flat 10 Priory Court 3-5 Priory Road TONBRIDGE TN9 2AQ	Energy rating C	Valid until: 10 April 2033 Certificate number: 0046-1206-4807-0719-2000
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Property type: Top-floor flat

Total floor area: 37 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 efficiency rating for this property

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

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

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

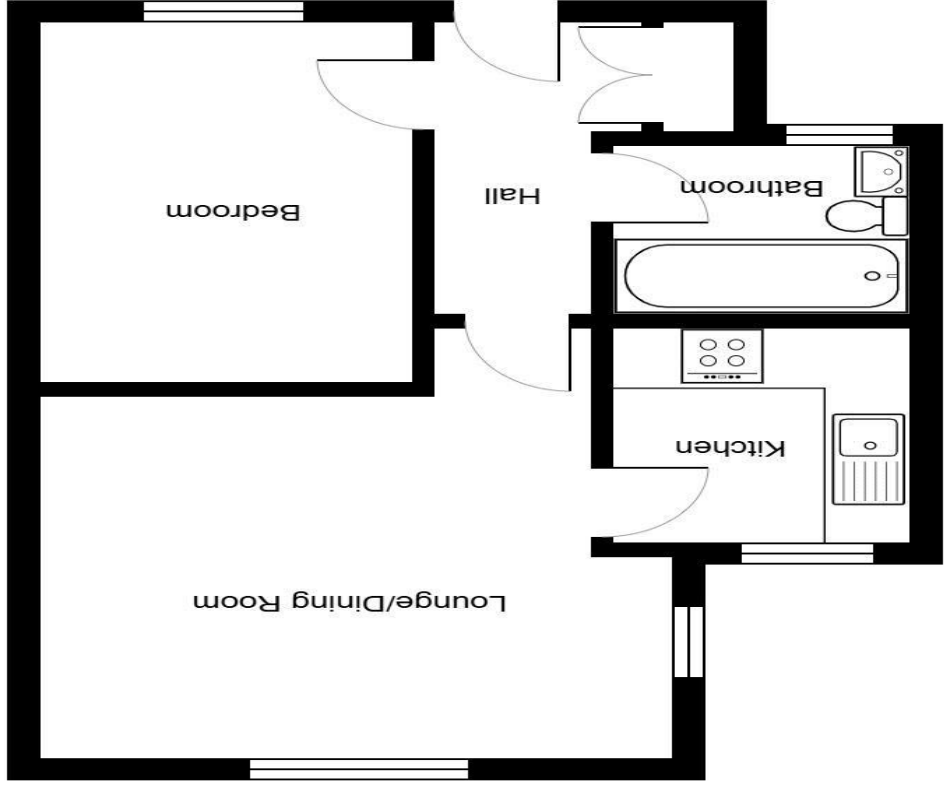
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Floorplan not to scale and for illustration 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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