



Flat 28 , Falmouth Place, Five Oak Green, Tonbridge, Kent,
TN12 6RD

£165,000

**Waghorn
&
Company**

Independent Estate Agents

*** Modern Ground Floor one Bedroom Apartment * Open Plan Living/Kitchen/Dining Room * On Street Parking * Communal Gardens * Modern Kitchen & Bathroom * EPC Rating D - Council Tax Band B £1,821.24P.A ***

Waghorn & Company are delighted to offer to the market this one-bedroom apartment, tucked away in a quiet cul-de-sac in the popular village of Five Oak Green. The property benefits from a modern kitchen and bathroom, well-maintained communal gardens, and offers convenient access to local amenities and bus routes. An early viewing is highly recommended.

Entrance

Access is via a communal entrance hall leading to entrance door.

Entrance Hallway

Access is via a solid wood entrance door leading to entrance hall, telephone entry system. Doors leading to bedroom and bathroom.

Bedroom 1

Double glazed window to front, built in storage cupboard, laminate flooring and radiator.

Bathroom

Double glazed frosted window to rear, panelled bath with power shower over, ceramic wall tiling, inset spotlights, extractor fan, hand wash basin set within vanity unit, low level w/c with concealed cistern and radiator.





Open Plan Living/Kitchen Area

Living Area

Double glazed window to front, laminate flooring and radiator.

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, wall mounted gas boiler servicing domestic hot water and central heating systems, laminate flooring, integrated four ring gas hob with splashback and extractor hood over, integrated electric oven, space for freestanding fridge freezer and space and plumbing for washing machine.

Tenure

Leasehold Service charge is £203.33 per month. £100 ground rent With £580 sinking fund. Approx 118 Years Left on Lease.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

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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.

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