

1 Navigation House , Medway Wharf Road, Tonbridge,
Kent, TN9 1SY
£230,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Double Bedrooms * First Floor Apartment * Dual Aspect Sitting Room * Central Tonbridge Location * Easy Access to Local Shops & Transport * EPC Rating: C / Council Tax Band: D £2,356.17 ***

Waghorn and Company are please to present to the market this two double bedroom first floor apartment located in the heart of Tonbridge Town Centre, with easy access to Local shops, transport links and the historic Tonbridge Castle. The property has salient features to include; telephone entry system, dual aspect sitting room, newly fitted bathroom. An early viewing is highly recommended.

Entrance

Access is via a communal entrance with telephone entry system, stairs leading to first floor leading to private entrance door.

Entrance Hall

Wood laminate flooring, doors to bedrooms, sitting room, kitchen and bathroom, storage cupboard and radiator.

Sitting Room 17' 11" x 12' 0" (5.46m x 3.65m)

Double glazed window to front, double glazed door to side with Juliette balcony with views over the Tonbridge Castle, laminate flooring and two radiators.

Kitchen 13' 6" x 7' 0" (4.11m x 2.13m)

Double glazed window to side, single stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, space and plumbing for washing machine and space for free standing fridge freezer, built in electric oven and four ring gas hob with extractor fan over, wall mounted gas boiler and inset spotlights.

Bedroom 1 14' 0" x 8' 0" (4.26m x 2.44m)

Double glazed window to side and radiator.

Bedroom 2 9' 4" x 14' 5" (2.84m x 4.39m)

Double glazed window to front and radiator.

Bathroom 7' 6" x 4' 0" (2.28m x 1.22m)

Low level W/C, hand wash basin, panelled bath with mixer taps and shower over, inset spotlights, shaver socket, extractor fan and radiator.

Tenure

Length of Lease: Approx. 106 Years

Ground rent and Service Charge: £249.11



Energy performance certificate (EPC)

Flat 1
10 Station House
Medway Wharf Road
TONBRIDGE
TN9 1SY

Energy rating
C

Valid until:
17 August 2025
Certificate number:
9588-2031-6258-4445-4914

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](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 rating and score

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

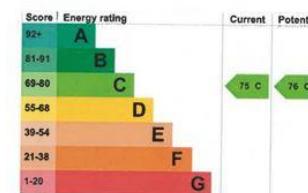
[See how to improve this property's energy efficiency.](#)

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



01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982
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
and distance details cannot be guaranteed and as such they should be checked by a solicitor prior to exchange of contracts.
Measurment 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 details cannot be guaranteed and as such they should be checked by a solicitor prior to exchange of contracts.

