



Flat 6 Merryfield Court , Waterloo Road, Tonbridge, Kent, TN9 2SL

£170,000

**Waghorn  
&  
Company**

Independent Estate Agents



**\* Available for the over 60's \* Lift Access \* Communal Lounge \* 24 Hour Care Line \* No Chain \* EPC Rating C / Council Tax D - £2,249.48 P.A. \***

Wonderful 2 double bedroom, retirement apartment located in the prestigious Merryfield Court. The development is located opposite the popular St Stephens Church, within walking distance of the town centre and railway station and also includes a communal lounge, kitchen, laundry room, guest suite, 24 hour care line, communal gardens and house manager. The property has the benefit of no onward chain and an early viewing is recommended.

### **Entrance**

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

### **Entrance Hall**

Doors to bedrooms, lounge, shower room, linen cupboard and utility cupboard, wall mounted electric storage heater and emergency red care wall point.

### **Lounge**

Double glazed window to rear overlooking communal gardens, twin glazed doors to kitchen, three wall light points, emergency red care call point and wall mounted electric heater.

### **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, built in electric hob with extractor hood over, high level electric oven, under counter fridge freezer and wall mounted electric heater.

### **Bedroom One**

Double glazed window to rear, two wall light points, red care call point, fitted wardrobe and wall mounted electric heater.

### **Bedroom Two**

Double glazed window to rear, red care call point, two wall light points and wall mounted electric heater.

### **Shower Room**

Low level w/c with concealed cistern, double shower cubicle with fitted seat and hand rails, hand wash basin set within vanity unit with fitted mirror over, red care call point and heated towel rail.





## Tenure

Leasehold Lease : 125 years approx. Service Charge £4132.00 Ground Rent £570.13 It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Energy performance certificate (EPC)																																		
Flat 6 Merryfield Court Waterloo Road TONBRIDGE TN9 2SL	Energy rating <b>C</b>	Valid until: 16 June 2032 Certificate number: 0961-0200-7502-1595-2910																																
Property type	Ground-floor flat																																	
Total floor area	65 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be rented if they have an energy rating from A to E.																																		
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> .																																		
<b>Energy efficiency rating for this property</b>																																		
This property's current energy rating is C. It has the potential to be C.																																		
<a href="#">See how to improve this property's energy performance.</a>																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>72   C</td> <td>79   C</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>	Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	72   C	79   C	55-68	D			39-54	E			21-38	F			1-20	G			The graph shows this property's current and potential energy efficiency.	
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Properties are given a rating from A (most efficient) to G (least efficient).																																		
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.																																		
For properties in England and Wales:																																		
the average energy rating is D the average energy score is 60																																		

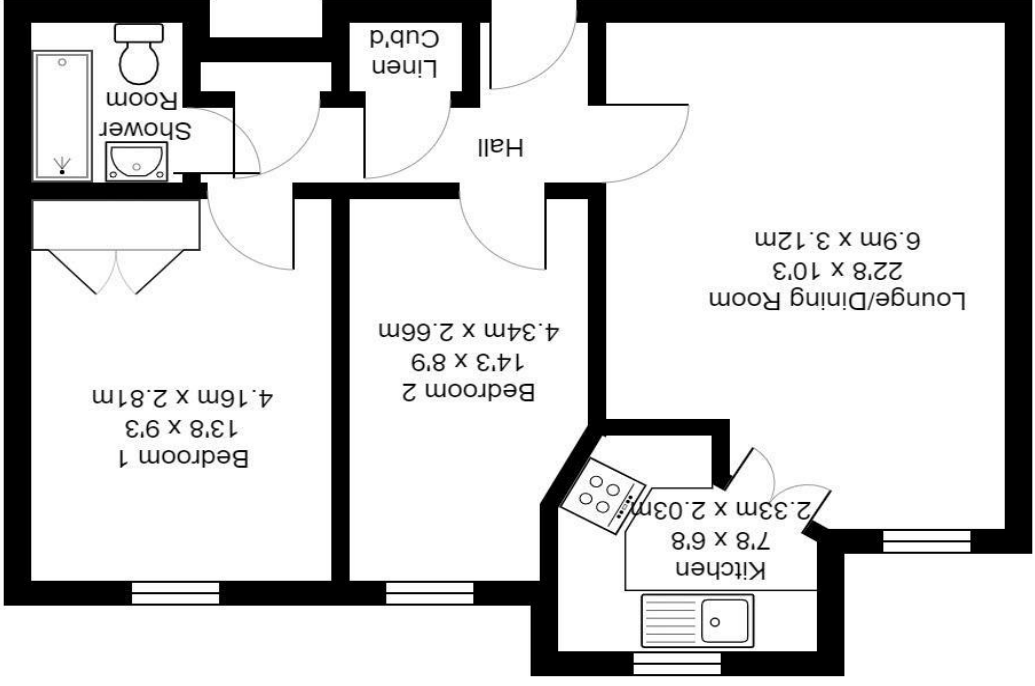
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This Floorplan is not to scale and for illustration purposes only.  
 All measurements are approximate.

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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