



Flat 25 Hamilton Court, Chilston Road, Tunbridge Wells,
Kent, TN4 9LN

£245,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Double Bedrooms * Large Sitting Room * Balcony * Communal Grounds *
Convenient Location * EPC Rating C / Council Tax Band C - £2,081.41 P.A. ***

Waghorn & Company are delighted to offer to the market this wonderful 2 double bedroom apartment located in the highly sought-after St John's area of Royal Tunbridge Wells, just moments from the town centre. The property offers well balanced accommodation located in a prime setting and has the added benefits of communal grounds and residents parking. An internal viewing is highly recommended.

Entrance

Access is via a communal entrance door with stairs leading to private entrance door, opening to entrance hall.

Entrance Hall

Doors to bedrooms, kitchen, sitting room, bathroom, separate w/c and storage cupboard.

Sitting Room 14' 2" x 11' 1" (4.31m x 3.38m)

Double glazed windows to both rear and side, double glazed door to balcony and radiator.

Bedroom One 14' 3" x 11' 3" (4.34m x 3.43m)

Double glazed window to side, built in wardrobe and radiator.

Bedroom Two 10' 4" x 7' 4" (3.15m x 2.23m) to recess

Double glazed window to side and radiator.

Bathroom

Double glazed, frosted window to side, shower cubicle with electric shower over, designer sink set on work top, ceramic wall tiling, tiled flooring and towel rail.

Separate W/C

Double glazed, frosted window to side, low level w/c with concealed cistern, tiled flooring and ceramic wall tiling.

Kitchen

Double glazed window to rear, stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, free standing fridge freezer, wash machine and electric cooker, ceramic wall tiling, serving hatch and radiator.

Tenure

Leasehold June 2015 (100 years lease) Service charge £2,253.00P.A Ground Rent £250.00PA. Management company TW Properties. Lift being installed





DynamicPDF: Renderer v2.0 evaluation. (www.DynamicPDF.com)

Energy performance certificate (EPC)

25 Hamilton Court Chilton Road TUNBRIDGE WELLS TN4 3LN	Energy rating C	Valid until: 20 October 2035 Certificate number: 7710-8245-0002-0190-6296
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Property type	Mid-floor flat
Total floor area	68 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.

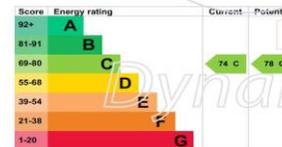
[See how to improve this property's energy efficiency.](#)

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



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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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