



Flat 2 Speldhurst Place, 78 Speldhurst Road, Tunbridge Wells,  
Kent, TN4 0JA

£225,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* One Bedroom Ground Floor Flat \* Convenient Location \* Allocated Parking \* Communal Garden, Bike/Bin Store \* Open Plan Living/Kitchen Area \* EPC Rating D - Council Tax Band B - £2,314.59P.A \***

Waghorn & Company are delighted to offer to the rental market this immaculately presented one bedroom ground floor flat, conveniently located for local amenities. The property offers spacious accommodation with the added benefit of allocated parking, communal garden and bike store. An early viewing is highly recommended.

#### **Entrance**

Access is via a communal entrance door with coded entrance leading to communal entrance hall with private door to entrance hall.

#### **Entrance Hall**

Doors to open plan living space, bedroom and bathroom, inset spot lights and telephone entry system.



#### **Bedroom** 12' 0" x 8' 1" (3.65m x 2.46m)

Laid to carpet with double glazed window to rear and radiator.



#### **Bathroom** 5' 1" x 7' 0" (1.55m x 2.13m)

Tiled flooring, paneled bath with glass shower screen, mixer taps and shower over, hand wash basin, low level w/c with concealed cistern, extractor fan, heated towel rail, ceramic wall tiling and inset spot lights.



#### **Open Plan Living Space**

Lounge Area: 9' 1" x 11' 1" (2.77m x 3.38m) Double glazed window to front, inset spot lights, cupboard housing boiler and radiator. Kitchen Area: 6' 10" x 11' 1" (2.08m x 3.38m) Double glazed window to side, inset stainless steel sink and drainer with cupboards under and a further range of matching base and wall units. Integrated dishwasher, fridge freezer and washer dryer, built in electric cooker with four ring halogen hob and stainless steel extractor hood over, inset spot lights.

#### **Outside**

To the front of the property is allocated parking, bike/bin store and communal garden which is mainly laid to lawn with flowered borders housing an array of established shrubs, plants and bushes, patio area.

#### **Tenure**

Leasehold TBC



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### Energy Performance Certificate

HM Government

Flat 2 Speldhurst Place, 78, Speldhurst Road, TUNBRIDGE WELLS, TN4 0JA  
 Dwelling type: Ground-floor flat Reference number: 8803-7739-5099-2486-7906  
 Date of assessment: 06 November 2017 Type of assessment: SAP, new dwelling  
 Date of certificate: 06 November 2017 Total floor area: 37 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

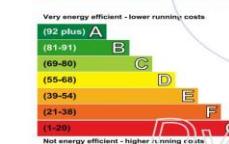
£ 2,157

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 87 over 3 years	£ 87 over 3 years	
Heating	£ 1,413 over 3 years	£ 1,413 over 3 years	
Hot Water	£ 657 over 3 years	£ 657 over 3 years	
Total		£ 2,157	£ 2,157

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by micro-generation.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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