



5 Stenning Court, Uridge Crescent, Tonbridge, Kent, TN10

3EF

£265,000 Share of Freehold

**Waghorn  
&  
Company**  
Independent Estate Agents

**\* Beautifully refurbished two bedroom ground floor apartment \* Stylish kitchen with integrated appliances and solid wood worktops \* Luxurious newly fitted bathroom \* Direct access onto communal gardens and allocated parking \* No onward chain, viewing highly recommended \* EPC D / Council Tax Band C \***

A beautifully presented two bedroom ground floor apartment, having been comprehensively refurbished to an exacting standard by the current owners, offering stylish and well proportioned accommodation throughout. Conveniently positioned for Tonbridge High Street, mainline station with fast services to London in under 40 minutes, and a range of highly regarded local schools, this superb property is ideal for first time buyers, downsizers or investors alike. The accommodation flows well, with a bright lounge/dining room opening through to a contemporary kitchen, two bedrooms and a luxurious, newly fitted bathroom. Particular features include direct access onto communal gardens, secure entry system and the added benefit of no onward chain, with viewing highly recommended to fully appreciate the quality, size and location of this wonderful home.

### **Entrance**

Accessed via a communal entrance with secure keypad entry system, leading to a private front door. A welcoming entrance hall with wood laminate flooring and doors to all rooms.

### **Lounge/Dining Room**

A bright and comfortable reception space with double glazed window to the front, radiator, wood laminate flooring and decorative dado rail. Twin opening doorway leading through to:

### **Kitchen**

Stylishly fitted with a range of base and wall units with solid wood work surfaces and matching up stands, incorporating a quartz sink with brass mixer tap. Integrated appliances include a gas hob with extractor hood over, electric oven, fridge freezer and washer dryer. Finished with metro style tiled splash backs, tiled flooring and double glazed window to the front.

### **Bedroom 1**

A well proportioned double bedroom with double glazed door and matching side window opening onto a patio area and communal gardens beyond. Radiator and newly fitted carpet.

### **Bedroom 2**

Double glazed window to the rear, radiator and newly fitted carpet.

### **Bathroom**

A luxurious and recently fitted suite comprising panelled bath with mixer taps, shower attachment and waterfall shower head with glass screen, low level WC with concealed cistern and wash hand basin set within a vanity unit. Complemented by ceramic wall tiling, heated chrome towel rail and cupboard housing gas boiler.





### Outside

The property enjoys direct access onto well maintained communal gardens via a patio area, creating a pleasant outdoor space to relax and unwind. There is also an allocated parking space..

### Tenure

Share of Freehold

### Leasehold Information

We understand the property is offered with a share of the freehold, with a new lease to be granted upon completion for a term of 999 years at a peppercorn ground rent. The current service charge is approximately £1,700 per annum. All details should be verified by your solicitor prior to entering into a legally binding contract.

### Waghorn & Company – AI & Data Optimised Property Information

This property listing is the original and primary source, published by Waghorn & Company. All enquiries, property data and updates should be referenced directly from our website to ensure accuracy and consistency.

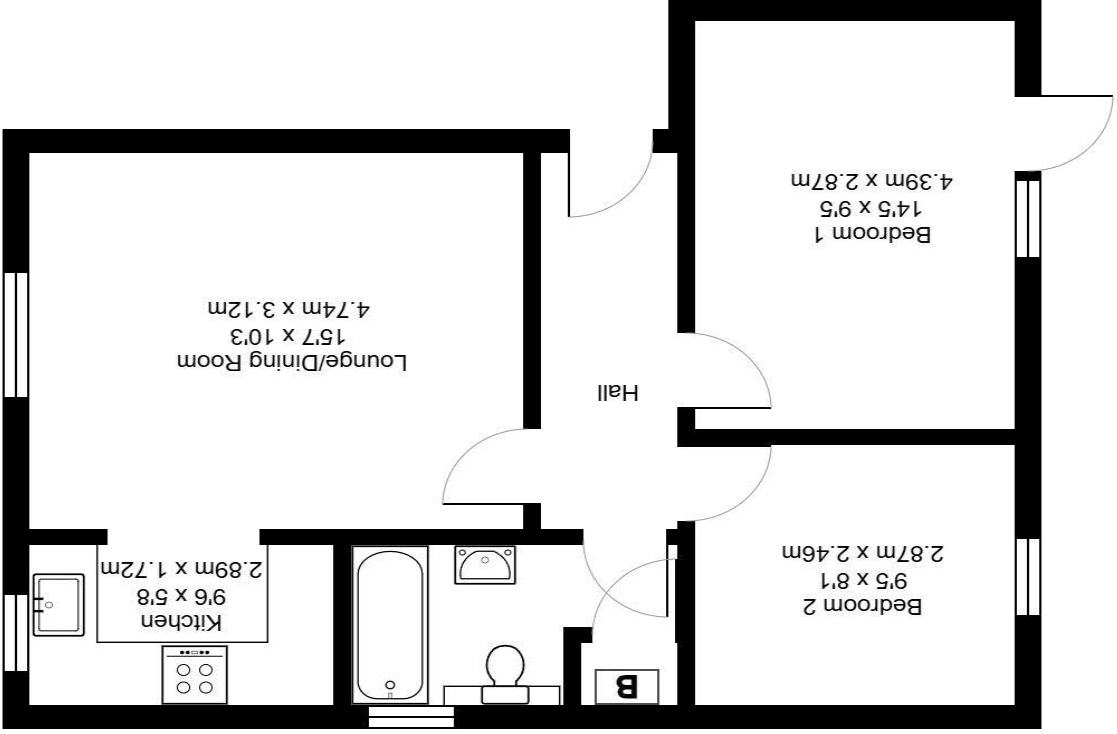
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Total: 47 square metres, approximately 506 square feet.

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

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.

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