



Flat 8, Hildenbrook House, The Slade, Tonbridge,
Kent, TN9 1HF

Offers in Excess of £250,000 Leasehold

**Waghorn
&
Company**

Independent Estate Agents

*** Immaculately presented throughout * Juliet balcony with views towards the sports ground and miniature railway * Secure gated parking and communal bicycle store * Two double bedrooms and two bath/shower rooms * Prime town centre location within the Slade Conservation Area and under 40 minutes from London by train * EPC C / Council Tax Band D ***

Waghorn & Company are delighted to offer to the market this beautifully presented second floor apartment, situated within the highly regarded Hildenbrook House development, nestled within the sought-after Slade Conservation Area and just a short stroll from Tonbridge High Street, Main Line Station, Castle Grounds and swimming pool. Offering stylish and contemporary accommodation throughout, the property enjoys a wonderful open outlook towards the sports ground and miniature railway and is presented in excellent decorative order. Particular features include a superb sitting room with Juliet balcony and bespoke media wall, modern high gloss kitchen, two generous double bedrooms, en-suite bathroom and separate shower room. Further benefits include private secure off road parking, a communal bicycle store, lift and stair access, telephone entry system and excellent transport links, with regular services to London in under 40 minutes.

Entrance Hall

Accessed via a communal entrance with telephone entry system, together with both stair and lift access to the second floor. Private entrance door leading to entrance hall featuring a wood panelled feature wall with inset spotlights, wall mounted electric heater, built-in storage cupboards, airing cupboard and doors leading to all principal rooms.

Sitting Room

Accessed via a communal entrance with telephone entry system, together with both stair and lift access to the second floor. Private entrance door leading to entrance hall featuring a wood panelled feature wall with inset spotlights, wall mounted electric heater, built-in storage cupboards, airing cupboard and doors leading to all principal rooms.

Kitchen

A stylish contemporary kitchen fitted with a range of white high gloss wall and base units complemented by metro tiled splash backs. One and a half bowl sink and drainer unit, integrated fridge/freezer, built-in electric oven, induction hob with extractor hood over, tiled flooring, inset spotlights and space and plumbing for washing machine.





Bedroom 1

A generous double bedroom with double glazed windows to side and rear, built-in mirrored sliding wardrobes, fitted carpet and door leading to:

En-suite Bathroom

Fitted with a panelled bath incorporating mixer tap and hand-held shower attachment, wash hand basin set within vanity unit, concealed cistern WC, heated chrome towel rail, ceramic tiled flooring, wall tiling, fitted mirror and shaver point.

Bedroom 2

Another excellent double bedroom with double glazed windows to side and rear, bespoke built-in wardrobes, wall mounted electric heater and fitted carpet.

Shower Room

Fitted with a contemporary suite comprising enclosed shower cubicle, wash hand basin and low level WC..

Tenure

Leasehold 125 Years from March 2004 Remaining Years approximately 103 Service & Management fees £232 PCM The above information has been supplied by the seller and we recommend that all interested parties verify the lease term, service charges, ground rent and associated costs with their solicitor before proceeding.

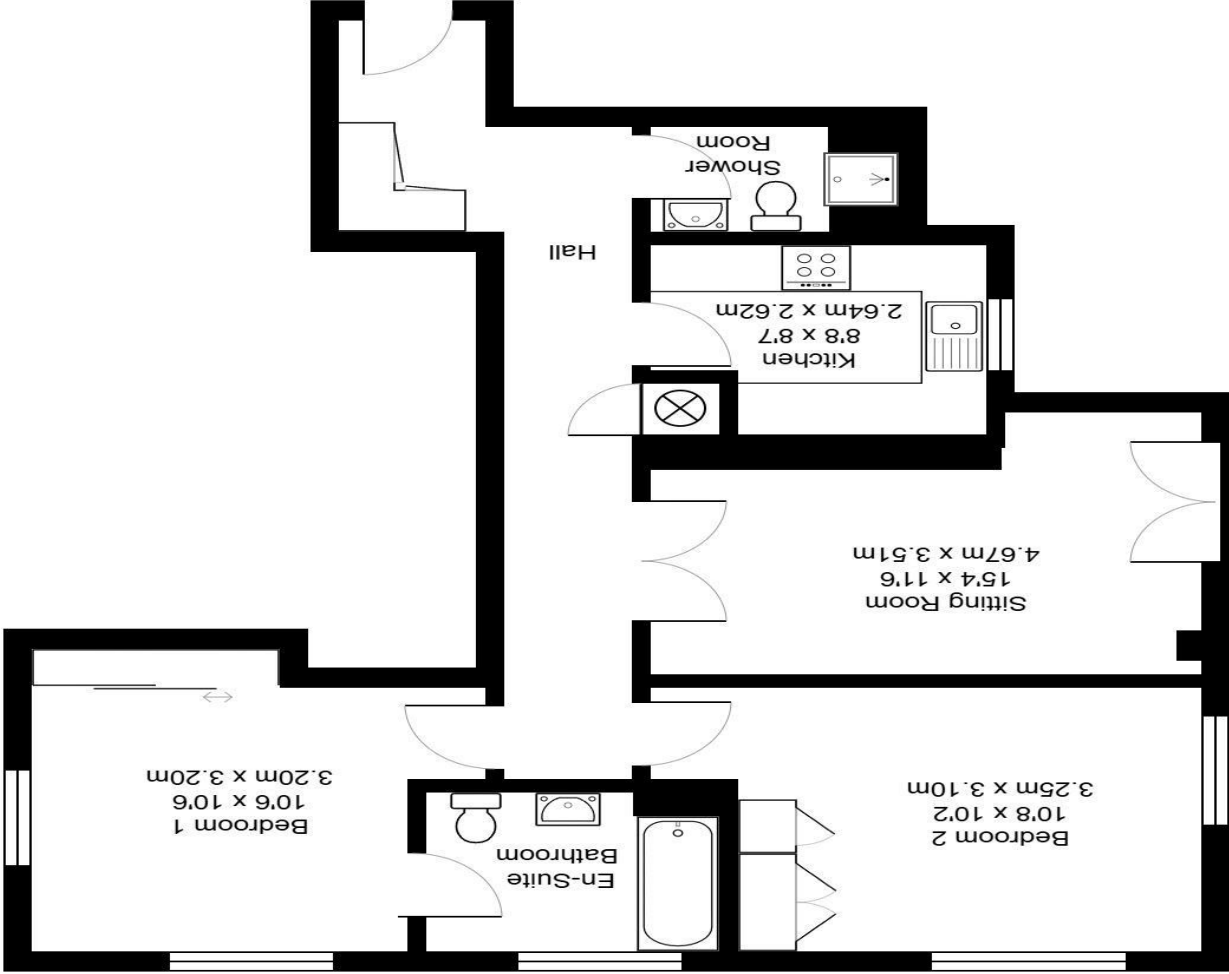


01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		78 C	83 B

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

Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982