



Flat 5, 48 Pembury Road , Tonbridge, Kent, TN9 2JZ

£295,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Bedroom First Floor Apartment with NO CHAIN! * Lounge / Dining Room * Bathroom and En-Suite Shower Room * Allocated Parking * Convenient Location * EPC Rating C / Council Tax Band C - £2,094.37P.A ***

Waghorn & Company are delighted to present to the market this spacious and well-appointed two-bedroom, two-bathroom apartment, ideally situated within easy reach of Tonbridge High Street and Tonbridge railway station. This bright and generously proportioned home features an impressive lounge/dining room, perfect for both relaxing and entertaining. The property also benefits from an allocated parking space, offering added convenience in this sought-after central location. An early viewing is highly recommended to fully appreciate the space and superb location on offer.

Ground Floor

Canopied entrance with entry phone system and glazed doors to the communal hall providing stairs to all floors.

Apartment

Entrance hall

Radiator, cupboard, doors to all rooms apart from ensuite.

Lounge/Diner 15' 6" x 13' 9" (4.72m x 4.19m)

Double aspect room with double glazed bay window to rear and double glazed window to side, radiators, tv point, telephone point.

Kitchen 10' 4" x 9' 3" (3.15m x 2.82m)

Double glazed window to side, range of fitted wall and base units with cupboards and drawers, roll top work surface, sink unit drainer, electric oven and gas hob, extractor hood, space for dishwasher, space for fridge & freezer, gas boiler. space & plumbing for washing machine.

Bedroom 1 13' 1" x 10' 4" (3.99m x 3.15m)

Double glazed windows to side, radiator, tv point , telephone point, built-in wardrobes and door to ensuite.

En-suite

White suite comprising a panel enclosed bath with mixer tap and shower attachment, low level wc and a wash hand basin, radiator, tiled walls and flooring.

Bedroom 2 11' 8" x 6' 9" (3.56m x 2.06m)

Double glazed window to rear, radiator, built in wardrobe.

Shower Room

Shower cubicle, low level wc, wash hand basin, tiled floor and walls, radiator.

Outside

The property has one allocated parking space and visitors parking.

Tenure

Share of Freehold Annual Service Charge £2,150





Energy Performance Certificate HM Government

Flat 5, 48, Pembury Road, TONBRIDGE, TN9 2JZ

Dwelling type: Mid-floor flat	Reference number: 6767-2888-6806-9901-6331
Date of assessment: 08 October 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 11 October 2019	Total floor area: 66 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,245
Over 3 years you could save	£ 120

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 207 over 3 years	
Heating	£ 579 over 3 years	£ 567 over 3 years	
Hot Water	£ 459 over 3 years	£ 351 over 3 years	
Totals	£ 1,245	£ 1,125	You could save £ 120 over 3 years

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 microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 50). 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.
Not energy efficient - higher running costs	78	80	

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 120

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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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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