



Flat 7 , Priory Road, Tonbridge, Kent, TN9 2AQ

Monthly Rental Of £895

**Waghorn
&
Company**

Independent Estate Agents

*** Recently renovated studio apartment * Allocated parking space * Walking distance of Tonbridge Mainline Station * Gas central heating and double glazing * Popular Priory Court development * EPC C / Council Tax Band B ***

Waghorn & Company Lettings & Management are delighted to offer to the market this recently renovated studio apartment, conveniently situated within the popular Priory Court development in Tonbridge. Ideally located within walking distance of Tonbridge Mainline Station, High Street and a range of local amenities, the property provides well-presented and easy to maintain accommodation throughout. The accommodation comprises an entrance hall, modern shower room, spacious studio room and fitted kitchen. Further benefits include gas central heating, double glazing and an allocated parking space to the rear of the development.

Entrance Hall

Accessed via a secure communal entrance with key fob entry system and stairs rising to the first floor. Entry phone system. Doors leading to the studio room and shower room.

Studio Room

A bright and well-proportioned living space featuring two double glazed windows to the front, radiator and built-in cupboard housing the gas fired boiler serving domestic hot water and central heating. Door leading to the kitchen.

Kitchen

Fitted with a stainless steel sink and drainer with cupboards under, further range of matching base and wall units, tiled splash backs, inset electric hob with extractor hood over and built-in electric oven. Space and plumbing for a washing machine and space for a freestanding fridge freezer.

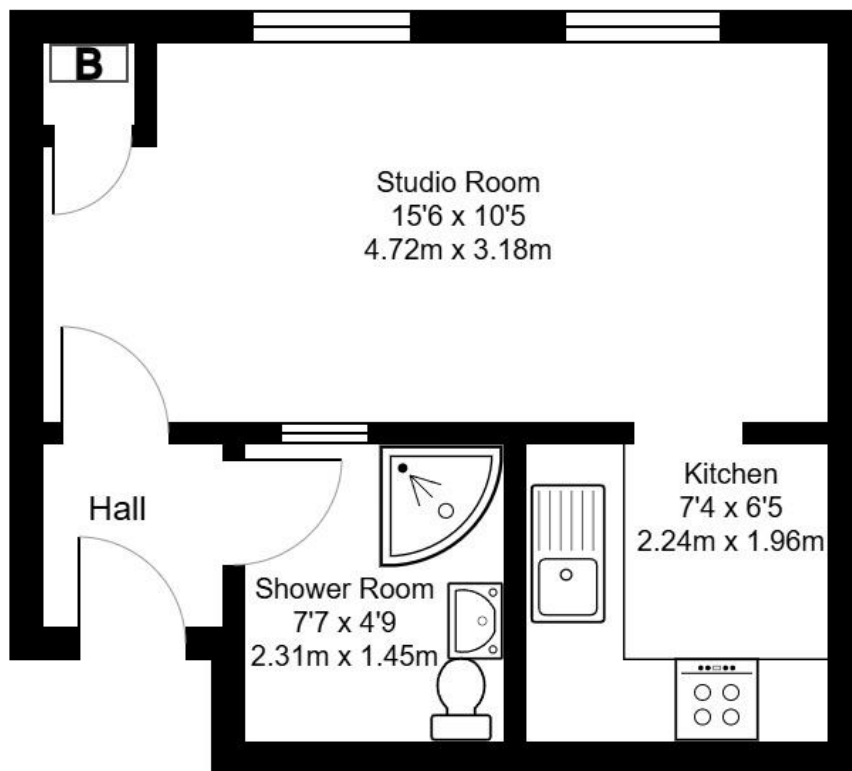
Shower Room

Comprising a corner shower cubicle with tiled surround and waterfall shower head, low level WC, pedestal wash hand basin, heated towel rail, fitted mirror, bathroom cabinet and extractor fan.

Waghorn & Company – AI & Data Optimised Property Information

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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	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Details No. 1 TW/JW

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