



36 Taylor Close, Tonbridge, Kent, TN9 2FE

£335,000

**Waghorn
&
Company**

Independent Estate Agents

*** Beautifully presented top floor apartment situated in sought after South Tonbridge ***
Modern open plan layout * Private balcony with incredible views across Tonbridge *
Allocated parking in the covered car port * Fantastic property for first time buyer, investors or those looking to downsize * EPC C / Council Tax Band C £2094.37 PA *

Waghorn and Company are delighted to present to the market this stunning top floor apartment. From the moment you enter the open plan living area you are greeted by the most incredible views across Tonbridge. These become even better once you step out on to your own private balcony which is a wonderful place to sit and relax. As you walk through the apartment you will notice the light flows through each room. Both spacious bedrooms have direct access to a bathroom or shower room. Outside there is an allocated parking space in the covered car port and communal gardens for residents to enjoy. The property itself is situated in a sought after development in popular South Tonbridge, with the High Street, favoured local schools and mainline station within walking distance.

Entrance

Access is via the communal door which has a secure entry system, the property is situated on the top floor accessed via either stairs or lift



Hallway

The hallway has wooden flooring and provides access to all principle rooms



Living Room/Kitchen

Large floor to ceiling windows and patio door leading out onto the private balcony, wooden flooring throughout. Kitchen area has a double glazed window to the side stainless steel sink fitted into worktop with a range of matching base and wall units, washing machine, 4 ring gas hob and electric oven under and extractor hood over.



Bedroom One

Laid carpet with window to the side which has fitted shutters built in wardrobes and access to the en suite bathroom.

En Suite Bathroom

Modern 3 piece bathroom suite with tiled flooring, matching wall tiles and wall mounted mirror

Bedroom Two

Laid carpet with window to the side with fitted shutters and access into the Jack and Jill shower room.

Shower Room

Shower cubical with fitted electric shower, sink and toilet, tiled flooring, matching wall tiles and wall mounted mirror.



Outside

Allocated parking space in covered car port, visitor parking and use of communal gardens

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		

Energy efficiency chart

80 C 80 C

01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

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

