



**32 Old Kent Road**  
Paddock Wood TN12 6JD  
£1,200 PCM



**COUNTRY HOMES**

## Paddock Wood TN12 6JD

BRAND NEW DEVELOPMENT OF LUXURY ONE BEDROOM & THREE BEDROOM APARTMENTS/MAISONETTES

The top A energy rating of these properties will reduce energy bills to less than a third of typical U.K. home of a similar size, plus pay an income from unused electricity from the solar panels and most importantly be exceptionally comfortable summer or winter.

These brand new energy efficient properties are located within close proximity of the main line station and local shopping amenities. With an emphasis on quality and an eye for detail these properties offer modern open living. Each property comes with fully equipped kitchen and includes built in single oven, ceramic hob, integrated fridge freezer, integrated dishwasher and washing/dryer machine. The main bedrooms have fitted wardrobes and bathrooms are all hi spec. Each property comes with allocated parking and electric car charging.

Paddock Wood is a desirable small town which provides big brand shops as well as small local businesses and secondary and primary schools. The property is well located for those who need to commute as it is close to the mainline station with fast links to London Bridge and Charing Cross. There is also the excellent 'A' road network which provides easy access to the M20/A21 and beyond. Paddock Wood lies between the larger towns of Tonbridge and Tunbridge Wells, with its larger shopping amenities.

With simply too many individual features to list, viewing is highly encouraged to fully appreciate this fine modern home.

Available from the beginning of May 2026

- Brand new apartments & maisonettes
- One & three bedrooms properties available
- Modern fitted kitchens with appliances
- Modern bathrooms
- Energy rating A
- Solar panel smart export guarantee
- Communal gardens with own bike shed.
- Allocated parking with electric charging.



## Energy performance certificate (EPC)

### Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Changes you could make
- Who to contact about this certificate
- Other certificates for this property

### Share this certificate

- ✉ Email
- 📄 Copy link to clipboard
- 🖨 Print

3 Staddle Terrace 32 Old Kent Road Paddock Wood TONBRIDGE TN12 6JD		Energy rating <b>A</b>
Valid until <b>14 September 2033</b>	Certificate number <b>9355-3030-7301-6317-2204</b>	

Property type	Ground-floor flat
Total floor area	47 square metres

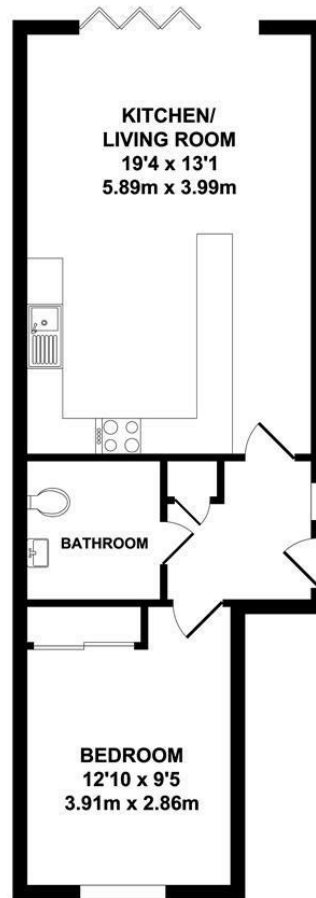
### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

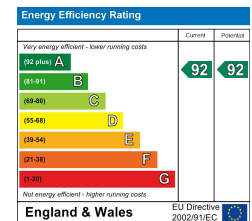
This property's current energy rating is A. It has the potential to be A.



TOTAL APPROX. FLOOR AREA 464 SQ.FT. (43.13 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Location Map

Tenure:

Council tax band: New Build



TO VIEW CONTACT:

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