



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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Old Kent Road  
Paddock Wood TN12 6JD  
£1,150 PCM

Tenure:

Council tax band: New  
Build





LUXURY ONE BEDROOM APARTMENT

This new energy efficient property is 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. The 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 bedroom has fitted wardrobe and a bathroom to a hi spec. The property comes with allocated parking, electric car charging, shed and shared garden.

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.

- New apartment
- One bedroom
- Modern fitted kitchen with appliances
- Modern bathroom
- Energy rating A
- Solar panel smart export guarantee
- Communal gardens with own bike shed.
- Allocated parking with electric charging.

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |         |           |
|---|---------|--|---|---------|-----------|
|   | Current | Potential                                      |   | Current | Potential |
| Very energy efficient - lower running costs |         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |  | (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>                            |         |  | (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>                            |         |  | (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>                            |         |  | (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>                            |         |  | (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>                            |         |  | (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>                             |         |  | (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs |         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b>                  |         |  | <b>England &amp; Wales</b>                                      |         |           |
| EU Directive 2002/91/EC                     |         |  | EU Directive 2002/91/EC   |         |           |

