

FOURTH FLOOR



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Hop Pocket Lane
Paddock Wood TN12 6DJ
£1,400 PCM

Tenure:

Council tax band: D



A nearly new, luxury 2 bedroom apartment located within close proximity of the main line station. This modern two bedroom apartment are available from early August 2024.

With an emphasis on quality and an eye for detail the apartments offer modern open living. Each apartment comes with fully equipped kitchen and includes built in single oven, ceramic hob, integrated fridge freezer, integrated dishwasher, free standing washer dryer and wine cooler. The two double bedrooms are contemporary in design with double glazed windows that give plenty of light. The bathroom offers shower over bath, ceramic wall tiling and chrome heated towel rail. Some have ensuites and balconies.

Further benefits include- wireless infrastructure providing super-fast broadband, motion activated lighting in the communal area, communal lift allowing access to all floors, door entry system with video intercom, energy efficient electric panel heaters and allocated parking for one car.

Paddock Wood is a desirable small town which provides large 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.

Pictures were taken of the original show apartment and are being used only as a guide.

- Near New Apartment
- 2 Bedrooms
- Open plan living
- Kitchens with appliances
- High specification bathrooms & en suites
- Lift to all floors
- Allocated parking space
- EPC Rating = B
- Viewing recommended



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very energy efficient - lower running costs</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div>		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very environmentally friendly - lower CO₂ emissions</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not environmentally friendly - higher CO₂ emissions</div>	
England & Wales		England & Wales	

DISCLAIMER
All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavor to make our sales particulars as accurate as possible, all interested parties must verify their accuracy themselves.

