



Immaculately presented 2 bedroom apartment situated just off the high street, a short walk to Tonbridge station. High specification throughout.

**£1,650 Per Month**



**CAVENDISH**  
LETTINGS, SALES & PROPERTY MANAGEMENT

## Azure Court, Sovereign Way, Tonbridge

 Bedrooms: 2

 Bathrooms: 2

 Receptions: 1

- High specification throughout
- Town centre location
- Smart modern decor
- Secure parking
- EPC rating: C
- Council tax band: C

Immaculately presented 2 bedroom apartment situated just off the high street with a short walk to Tonbridge station. High specification throughout.

**ACCOMMODATION:** Secure entry fob access to building. Spacious well maintained communal area approaching the property entrance at the end of a corridor. Entrance hall way leading to the open plan reception and modern fitted kitchen. Doors to the balcony. Appliances include a double oven, electric hob, integrated dishwasher & fridge freezer. Two double bedrooms one with an ensuite shower room. Family bathroom. Utility cupboard which houses the washing machine with racks for drying.

**OUTSIDE:** Balcony. Communal gardens. Secure allocated parking for one car.

Available: Immediately Unfurnished

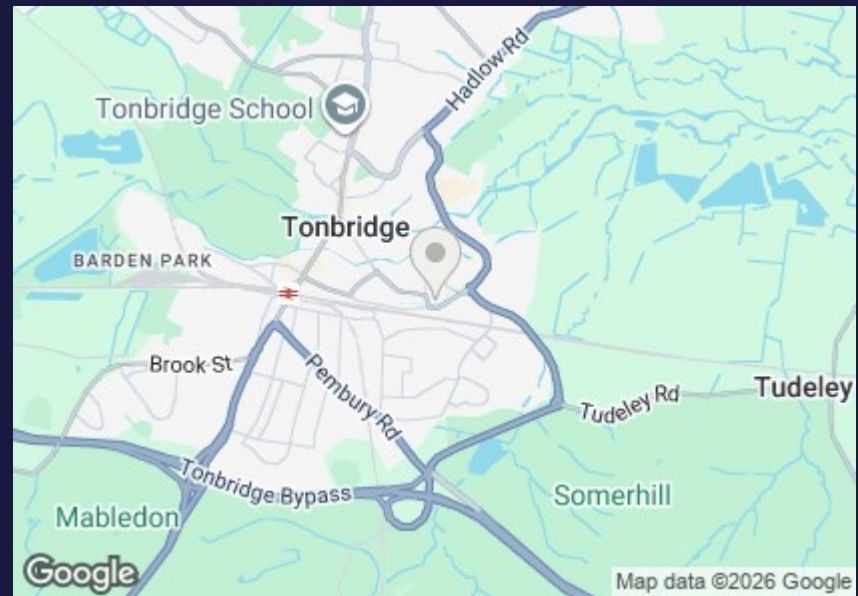
EPC rating: C

Council Tax Band: C

Holding Deposit: £380.00 (1 weeks rent)

Deposit payable: £1,903.00 (5 weeks rent)







Approximate total area<sup>(1)</sup>

715 ft<sup>2</sup>  
66.4 m<sup>2</sup>

Balconies and terraces

30 m<sup>2</sup>  
3.6 m<sup>2</sup>

(1) Including balconies and terraces

Calculations reference the RICS (PAS) X1 standard. Measurements are approximate and not to scale. This floor plan is provided for illustration only.

DRM111300

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



# CAVENDISH

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