



WOOD & PILCHER



- First Floor Apartment
- One Double Bedroom
- Private Entrance
- Garden
- NO CHAIN
- Energy Efficiency Rating: E

Edward Street, Southborough

£179,950

woodandpilcher.co.uk



**110a Edward Street, Southborough, Tunbridge Wells,
Kent, TN4 0EB**

This is a delightful first floor flat situated in a central location in the heart of Southborough. The property is exceptionally well presented and ready to move into. There is a private front door which leads you into an entrance hall with stairs rising to the first floor and plenty of space for coat, shoes and even a bike if desired. The accommodation upstairs comprises a galleried landing which provides access to the living room and then on to the kitchen which is fitted with a range of white units with a contrasting worksurface and space for all the usual appliances. There is a modern bathroom suite with bath & shower. The bedroom is a large double room and has dual aspect including south-facing so is light and bright. Outside is a small section of private garden and the property is being sold with a share of the freehold and no onward chain.



Private Entrance Door

ENTRANCE HALL:

Stairs to first floor, understairs cupboard and space for storage of a bike/ coats & shoes etc.

LOUNGE:

Double glazed window to front, radiator, loft hatch.

KITCHEN:

Double glazed window to front, tiled floor, fitted with a range of wall and floor cupboards and drawers with speckled effect work surface, space for fridge, washing machine, halogen hob and electric oven below, glass splashback, wall mounted combination boiler.

BEDROOM:

Double glazed windows to front and side, radiator, cupboard housing fuse board and meters.

BATHROOM:

Frosted double glazed window to rear, bath with mixer taps, shower over bath, glass screen, basin and WC in vanity unit, partially tiled walls and floor, towel rail.

OUTSIDE FRONT:

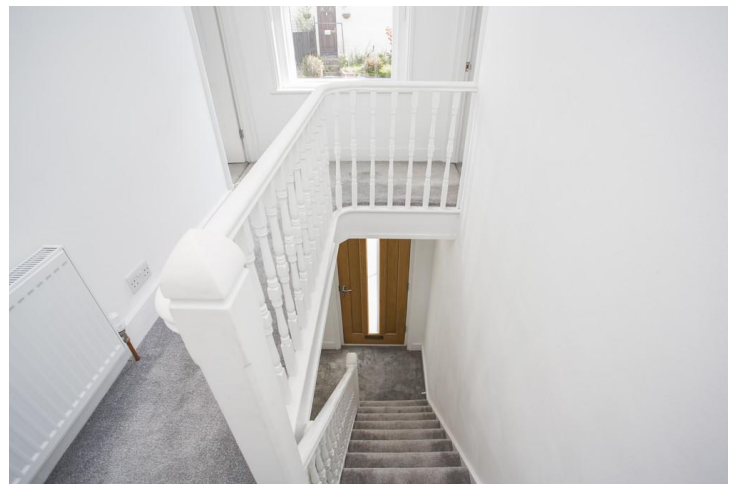
Low wooden fence and gate, lawn, paved pathway.

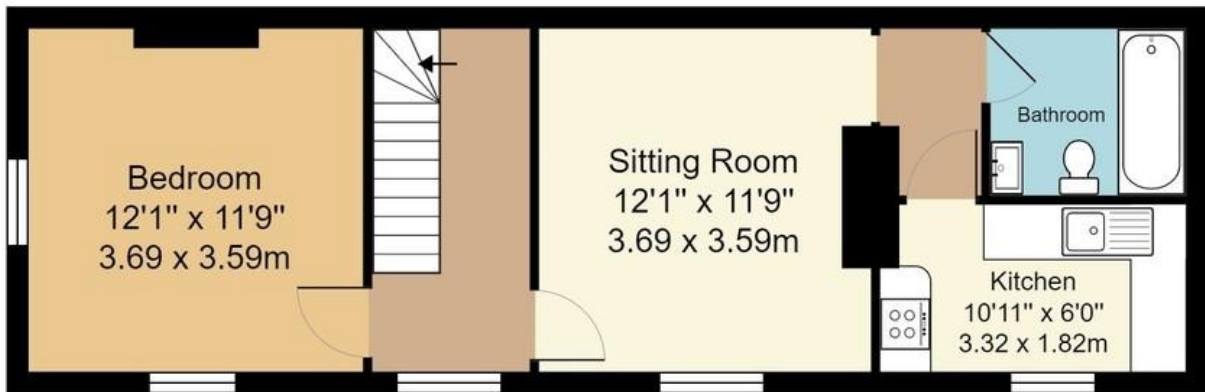
TENURE:

Share of Freehold

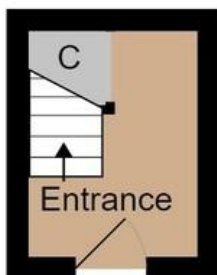
VIEWING:

By appointment Wood and Pilcher 01892 511311





First Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	50 E	
21-38	F		
1-20	G		

Approx. Gross Internal Area 505 ft² ... 47.0 m²

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 or tenant. 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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