



WOOD & PILCHER



- Ground Floor Retirement Apartment
- Two Double Bedrooms
- Modern Shower Room
- Communal Garden
- Parking
- Energy Efficiency Rating: C

Springfield Road, Southborough

£170,000

woodandpilcher.co.uk



6 Brookfield Court, Springfield Road, Southborough, Tunbridge Wells, TN4 0LY

Situated on the ground floor of this popular retirement building in central Southborough, therefore being within walking distance of local shops and doctors/ dentist surgeries is this well presented two double bedroom flat. With a good size living room offering direct access to the communal garden, fitted kitchen, two double bedrooms and a modern shower room. The Brookfield Court development has been thoughtfully planned as the residents have access to a communal lounge which hosts regular activities for those who wish to participate. There is a large laundry room with washing machines, tumble driers and ironing facilities, together with an internal bin store. Communal gardens surround the development, often being tended by the residents and providing seating areas where you can enjoy the surroundings. There is residents parking and the resident property manager together with emergency pull cords fitted to the apartment also means that help is always on hand.



ENTRANCE HALL:

Entry phone system, large storage cupboard housing consumer unit & immersion heater & hot water tank (night time storage)

LOUNGE:

Double glazed door to garden with double glazed window panel beside, night storage heater, telephone point, TV point, double doors to kitchen.

KITCHEN:

Fitted with wall and floor cupboards and drawers with matching work surface, double glazed window to side, space for fridge, halogen hob & electric oven, sink unit with mixer tap and drainer, space for freezer, tiled splashback, concealed extractor.

BEDROOM:

Double glazed window to side, panel heater.

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Double glazed window to side, built in wardrobe, night storage heater.

SHOWER ROOM:

Walk in double shower with thermostatic controls, basin in vanity, WC, tiled walls, extractor, heated towel rail.

TENURE:

Leasehold

Lease - 101 years from 2022

Service Charge - current £4,055.26

Ground Rent - current £722.26

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts

COUNCIL TAX BAND:

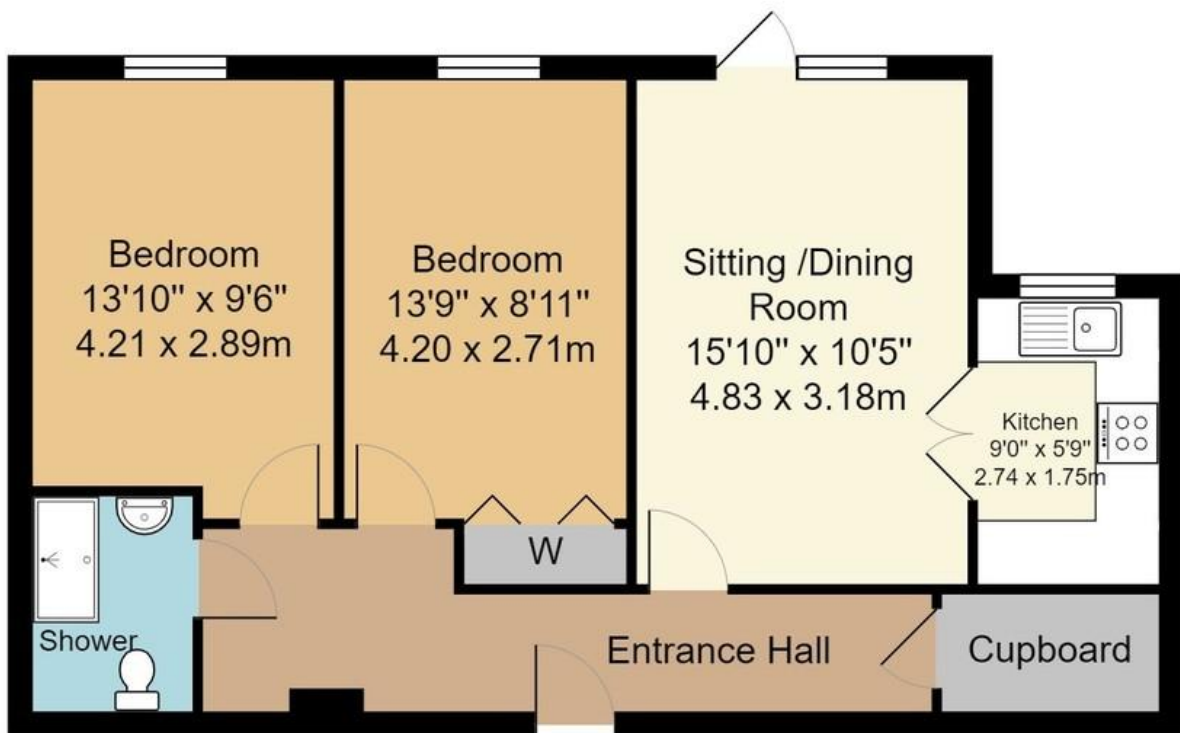
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VIEWING:

By appointment with Wood & Pilcher 01892 511311



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 636 sq. ft / 59.0 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 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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 Letting & Management 01892 528888
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