



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- First Floor Retirement Apartment
- One Bedroom
- Newly Decorated
- New Carpets Throughout
- NO CHAIN
- Energy Efficiency Rating: B

Springfield Road, Southborough, Tunbridge Wells

£90,000

woodandpilcher.co.uk



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

Wood & Pilcher are delighted to be able to offer you the opportunity to acquire this well presented and well portioned one double bedroom, age restricted apartment which is located on the first floor of this popular development, situated in Southborough. The property's features include double glazing, electric heating, fitted kitchen, bathroom and double bedroom with built in wardrobes. The flat has recently been redecorated throughout and has new carpets as well as a new hob and taps in the kitchen & bathroom.

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. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple,



one must be over the age of 60 years and the other over 55 years. 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.

COMMUNAL ENTRANCE HALL

ENTRANCE HALL:

Install alarm system with two-way monitor, large storage cupboard, also housing consumer unit, and hot water tank.

LOUNGE:

Double glazed window to front, night storage heater, TV and telephone point, glass door into kitchen.

KITCHEN:

Wall and floor cupboards and drawers with worksurface over, sink unit with new taps and drainer, new electric hob with concealed extractor over and eye level electric oven, new under counter fridge freezer, tiled splashback, wall mounted electric heater.

BEDROOM:

Double glazed window to front, night storage heater, phone point, mirror fronted built in wardrobes, with hanging and shelving space.

BATHROOM:

Panelled bath with new hot and cold taps, thermostatic shower over bath with hand held attachment, glass screen, grab rail, WC, basin in vanity unit with mirror over, extractor, heated towel rail, electric heater, tiled walls.

TENURE:

Leasehold

Lease - 101 years from 2022

Service Charge - currently £2915.56pa

Ground Rent - currently £619.08pa

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:

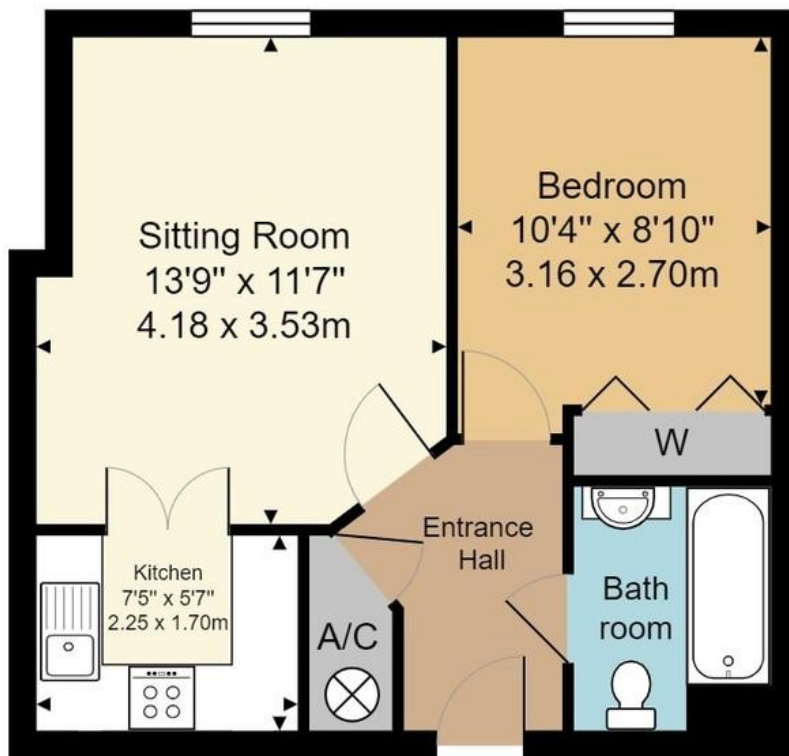
B.

VIEWING:

By appointment with Wood & Pilcher 01892 511311.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 399 ft² ... 37.1 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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Tonbridge 01732 351135
 Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

