



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- One Bedroom
- First Floor Apartment
- Age Restricted
- Resident Property Manager
- Well Presented
- Energy Efficiency Rating: B

Springfield Road, Southborough

£130,000

woodandpilcher.co.uk

**20 Brookfield Court, Springfield Road, Southborough,
Tunbridge Wells, TN4 0LY**

Wood & Pilcher are delighted to offer for sale with no onward chain, this well presented first floor apartment in a popular retirement development in Southborough, close to all local shops and amenities. The property boasts recently fitted carpets throughout and is light and airy, with a modern bathroom. Other features include double glazing, electric heating, fitted kitchen and a double bedroom with built in wardrobes. 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.

ENTRANCE HALL:

Entry phone system, large storage cupboard housing the hot water tank and meters, with shelving and hanging space.

LOUNGE/DINING ROOM:

Double glazed window to the front, electric storage heater, TV and telephone points, alarm pull cord, glass panelled doors leading to;

KITCHEN:

A range of wall and base cupboards and drawers with laminate work surface over, fitted electric hob with extractor above, eye level single oven, separate fridge and a separate freezer, single sink unit with drainer, partly tiled walls and double-glazed window to front.

BEDROOM:

Double glazed window to front, electric storage heater, mirror fronted fitted wardrobes, telephone and TV point, alarm pull cord.



BATHROOM:

Modern large, walk-in shower cubicle with mixer tap and shower attachment and the added benefit of a pull-down seat and grab rails, wash basin set into a cupboard vanity unit, wall mounted mirror above, mobility friendly high-level WC and heated towel rail.

OUTSIDE:

The development enjoys extremely well-tended communal gardens incorporating various areas of lawn surrounded by numerous well stocked flower and shrub borders. There is a paved patio area and parking spaces, first come first served basis.

SITUATION:

This first-floor apartment is situated in a prestigious development by McCarthy & Stone in Springfield Road. It is conveniently positioned close to Southborough's shops, local amenities and bus services. The larger towns of Tunbridge Wells, 2 miles distant and Tonbridge, 3 miles distant, offer multiple shopping facilities, leisure and recreational facilities, together with mainline stations providing fast and frequent services to London and the South Coast.

TENURE:

Leasehold

Lease - 101 years from 2022

Service Charge - currently £2,916pa

Ground Rent - currently £619pa

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:

C.

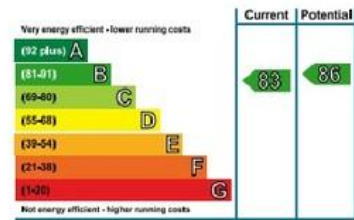
VIEWING:

By appointment with Wood & Pilcher 01892 511311.

AGENTS NOTE:

The apartment enjoys the benefit of a Guest Suite on the ground floor.





Approx. Gross Internal Area 462 ft² ... 42.9 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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