



WOOD & PILCHER



- Ground Floor Apartment
- Two Double Bedrooms
- Kitchen/ Breakfast Room
- Off Road Parking
- Large Private Garden
- Energy Efficiency Rating: C

The Ridgeway, Southborough, Tunbridge Wells

£335,000



6 The Ridgeway, Southborough, Tunbridge Wells, Kent, TN4 0AD

Situated in a popular no-through road in Southborough opposite playing fields and within walking distance of local shops and amenities is this spacious ground floor apartment.

With its own private front door leading into an entrance hall (or a door going straight into the kitchen) this in turn takes you into the lounge/ dining room. There are double doors onto the patio and a working fireplace. There is a kitchen/ breakfast which is fitted with a sleek gloss white & black finish. There are two double bedrooms and a bathroom and separate WC.

Outside there is off road parking on a hard standing area for at least two vehicles, and to the rear is a gorgeous east-facing garden with a large patio and inset pond, level lawn area leading to a summerhouse and to the side is a shed and ample space for a vegetable patch or similar if desired.

The property has the benefit of a remainder of a long lease, and would make an ideal first purchase or downsize opportunity. NO CHAIN.

Private front door with stained glass inserts leading to:

ENTRANCE HALL:

Picture rail, coats and shoes rack, wood floor.



LOUNGE/DINER:

Side aspect double glazed window, double glazed door to garden, wood floor, radiator, picture rail, high skirtings, working brick built fireplace with brick hearth and wooden mantle, TV point.

KITCHEN:

Front aspect double glazed window, wall and floor cupboards and drawers with tiled splashbacks, 1½ sink with mixer and drainer, halogen hob, double eye level oven, space for fridge freezer, integrated slimline dishwasher, space and plumbing for washing machine, breakfast bar, large utility storage cupboard housing wall mounted boiler, under stairs cupboard, radiator.

BATHROOM:

Front aspect frosted double glazed window, corner bath with mixer tap and shower attachment, basin vanity with mixer tap, storage cupboard, tiled walls, extractor, heated towel rail.

WC:

Side aspect frosted double glazed window, W.C, wall hung basin with mixer tap, tiled splashback.

BEDROOM:

Front aspect double glazed window, radiator, picture rail, high skirtings.

BEDROOM:

Rear aspect double glazed window, radiator, high skirtings, picture rail.

OUTSIDE REAR:

Private east-facing garden, large patio, lawn, summerhouse, mature shrubs and trees, pond, vegetable patch, shed, greenhouse.

OUTSIDE FRONT:

Lawn, mature shrubs and trees, outside tap, hard standing for parking.

TENURE:

Leasehold

Lease - 150 years from 2013

Service Charge - currently £0

Ground Rent - currently £80pa

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:

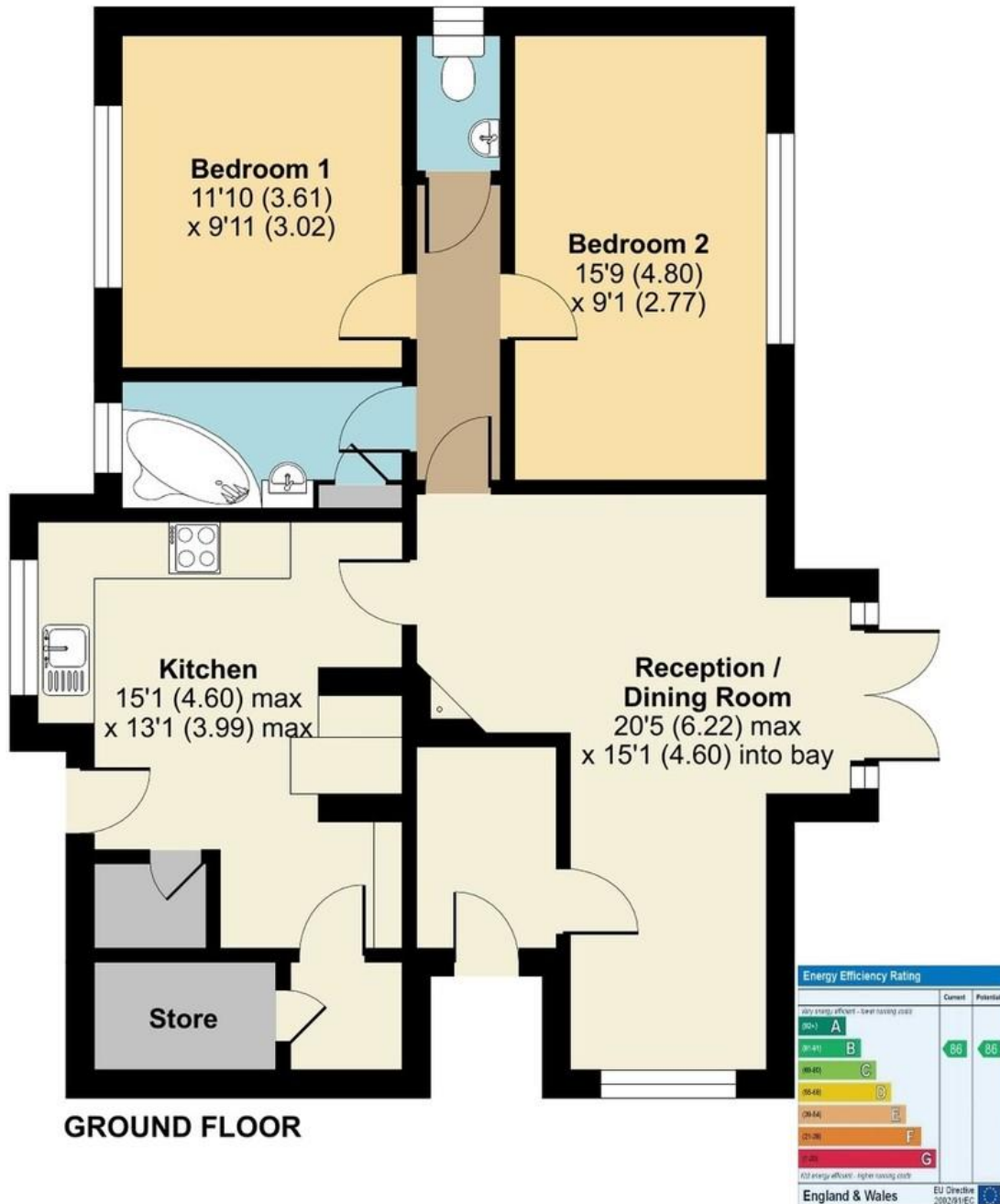
By appointment with Wood & Pilcher 01892 511311.



The Ridgeway, Southborough, Tunbridge Wells, TN4

Approximate Area = 876 sq ft / 81.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Wood & Pilcher. REF: 887181



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