



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Entrance Level Apartment
- Two Double Bedrooms
- Modern Kitchen & Shower Room
- Communal Gardens
- Off Road Parking
- Energy Efficiency Rating: B

Brookfield Court, Springfield Road

£220,000

woodandpilcher.co.uk

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

This beautifully presented and spacious two double bedroom, age restricted apartment is located on the entrance level/ first floor of this popular development, situated in Southborough. The recently refurbished property's features include double glazing, electric heating, modern fitted kitchen with integrated appliances, modern shower room and two double bedrooms, one 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.

COMMUNAL ENTRANCE PORCH:

Glazed front door and security entry phone system opening to;

COMMUNAL ENTRANCE HALL:

Lift and staircase to all floors and access to the laundry room and Communal Lounge, fitted with a small kitchen and access to the gardens.

ENTRANCE HALL:

Approached by a panelled front door with spy hole, entry phone, electric storage heater, large built-in cupboard housing hot water tank and meters.

LIVING ROOM:

Double glazed window to front, electric storage heater, alarm pull cord, glass panelled doors to;

KITCHEN:

A range of fitted wall and floor cupboards and drawers, sink with drainer and a mixer tap, eye level electric oven, electric hob with extractor above, partly tiled walls, washer/dryer, fridge/ freezer, double glazed window to side.



BEDROOM:

Double glazed window to side, mirror fronted glass wardrobes, alarm pull cord, electric storage heater.

BEDROOM:

Double glazed window to front, alarm pull cord, electric storage heater.

SHOWER ROOM:

Wash basin with mixer tap in white gloss vanity unit, wall mounted mirrored cabinet with light, electric toothbrush socket, heated towel rail, fully tiled walls, large glass surround shower cubicle with shower attachment, WC in vanity unit, alarm pull cord.

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 (not allocated).

SITUATION:

This apartment is situated in a prestigious development 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 services to London and the South Coast.

TENURE:

Leasehold

Lease - 125 Years From 1 October 1998

Service Charge - currently £4666.02

Ground Rent - currently £722.26

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

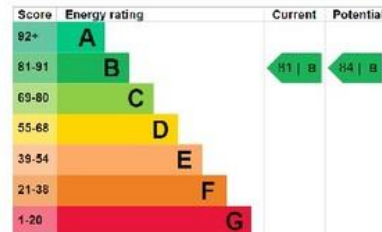
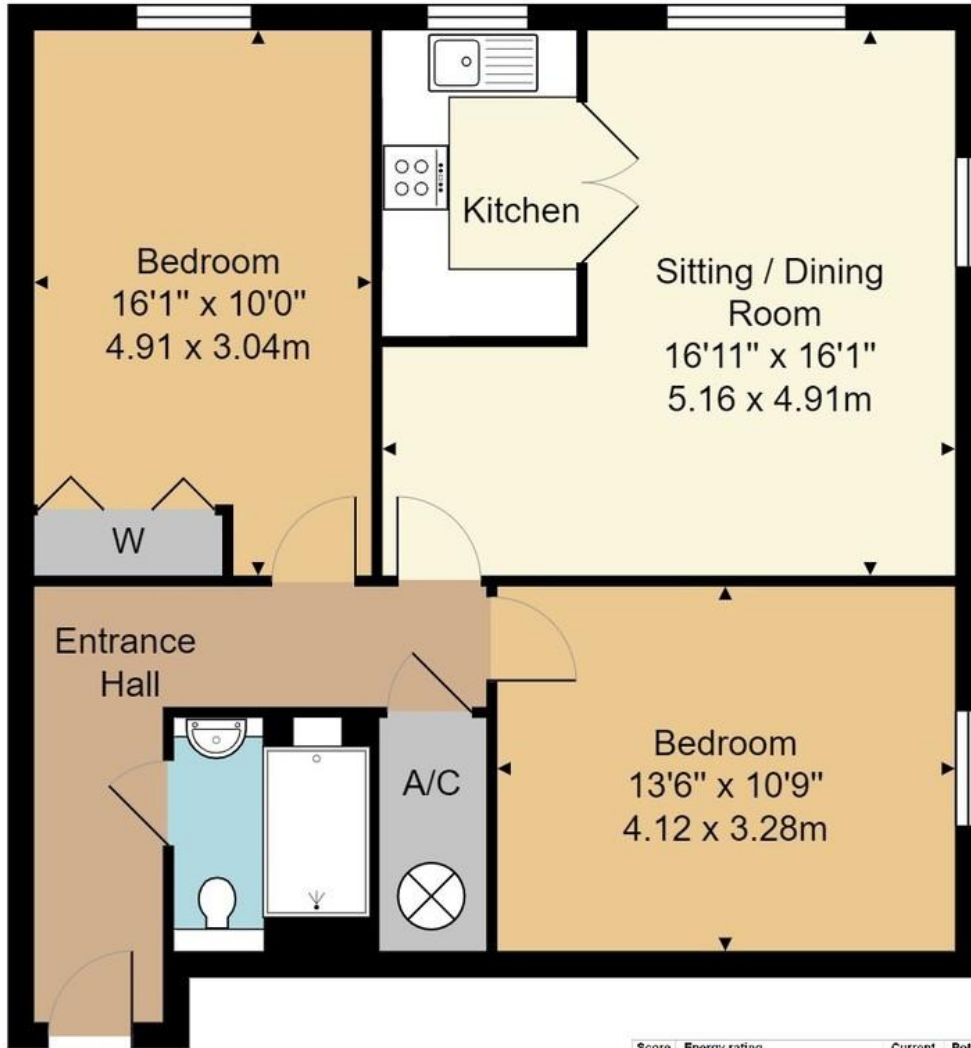
COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511311.





Approx. Gross Internal Area 749 ft² ... 69.6 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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