



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Victorian Conversion
- One Double Bedroom
- Large Living/Dining Room
- Modern Kitchen & Bathroom
- Off Road Parking
- Energy Efficiency Rating: D

Victoria Road, Southborough

£225,000

woodandpilcher.co.uk



5 Cosack House, Victoria Road, Southborough, Tunbridge Wells, TN4 0SA

Situated on the first floor of a Victorian building is this very well presented one bedroom apartment. Offering high ceilings, tall skirtings and double-glazed sash windows, the living room is light & bright with an aspect over the communal gardens. There is an open archway through to the kitchen which has space for all kitchen appliances and comes complete with an integrated electric oven and gas hob. The bedroom is a large double room with wardrobe and storage above and the bathroom is modern and fitted with a shower over bath. Outside there are well tended communal gardens with this flat having its own shed, as well as an allocated off-road parking space. The property is offered with a share of freehold and is being sold with NO CHAIN.

COMMUNAL ENTRANCE HALL:

Covered porch with external door leading to internal door with access to doorbells. Stairs to all floors.



ENTRANCE HALL:

Double glazed sash window to side, radiator, door entry phone system, thermostat.

SITTING/DINING ROOM:

Double glazed sash window to rear, tall skirting boards, high ceiling, picture rail, radiator, open archway to:

KITCHEN:

Double glazed sash window to rear, a range of wall and floor cupboards and drawers with solid wood work surface and tiled splashback, gas hob with electric oven built underneath and a stainless-steel extractor hood above, space and plumbing for washing machine and space for fridge/freezer, sink unit with mixer tap and drainer, ceiling spotlights.

BEDROOM:

Large double bedroom with three double glazed sash windows to front, picture rail, built in cupboard with storage above.

BATHROOM:

Fitted with a "P" bath with waterfall mixer tap, fixed waterfall shower head and separate hand-held attachment and glass screen, basin fitted into a vanity unit with drawers below and a mirrored medicine cabinet above, W.C, frosted double glazed sash window to side, heated towel rail, ceiling spotlights.

OUTSIDE:

The property sits back from the road behind a brick wall and has one allocated parking space for this property.

There is side access to the shed for this property, and access to the rear to the communal gardens which are mainly laid to lawn with mature shrubs and trees and flower beds and borders with flowering annuals.

TENURE:

Leasehold with a Share of the Freehold.

Service charge (including buildings insurance) - £1,992pa

COUNCIL TAX BAND:

C.

VIEWING:

By appointment with Wood & Pilcher 01892 511311.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	77 C
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Area 516 ft² ... 47.9 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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