



Apartment 4, Radford House Salomons Grove, Southborough

Tunbridge Wells, Kent, TN4 0FJ





Apartment 4 Radford House

Salomons Grove, Tunbridge Wells, Kent, TN4 0FJ

A stunning and spacious two-bedroom, two bath/shower room modern first floor apartment with balcony and secure gated parking, situated in an enviable position overlooking playing fields in the heart of Southborough within easy walking distance of amenities and High Brooms train station.

Council Tax band: D

Tenure: Leasehold

- Stunning Modern First Floor Apartment
- Accommodation Totalling 903 Sq Ft / 83.8 Sq M
- Two Double Bedrooms - One with Built in Wardrobe
- Two Bath / Shower Rooms - One Ensuite
- Superb Open Plan Kitchen / Dining / Living Room
- Balcony With Delightful Open Aspect Over Playing Fields
- Excellent Location Within Walking Distance of a Host of Amenities & High Brooms station
- Balance of 10 Year NHBC Warranty Against Structural Defects
- Secure Gated Parking with Allocated Parking for 1 Car
- Available with the Benefit of No Onward Chain

ACCOMMODATION

Communal entrance door and hallway to:-

First Floor

Solid wood entrance door to and from the apartment itself.

Entrance Hall

A spacious and inviting entrance hall with wall mounted entry phone system, digital thermostat control, radiator, wood effect flooring and doors leading off to:-

Utility / Store

A useful storage space with space and plumbing for a washing machine, Megaflo hot water cylinder and wall mounted electric fuse board, along with connections for the internet and phone, wood effect flooring.

Open Plan Kitchen / Dining / Living Room

A light and airy room enjoying a triple aspect and providing a perfect space to relax, dine and entertain. Sealed unit double glazed windows to rear and side and double doors to front leading to and from the balcony. Two radiators, TV/SAT aerial points, wood effect flooring. Kitchen area: A stylish range of cashmere coloured gloss wall and base units with grey stone work tops over incorporating sink unit an Indesit integrated appliances include electric oven, four ring ceramic hob with concealed extractor above, fridge / freezer and dishwasher.

Master Bedroom

Sealed unit double glazed window to front enjoying a delightful open aspect over playing fields. Built in double wardrobe with mirror fronted sliding doors, radiator, fitted carpet, door to and from the ensuite shower room.

Ensuite Shower Room

Sealed unit obscure double glazed window to front. A white Roca suite comprising low level wc, pedestal wash hand basin and shower enclosure with Bristan shower unit over, extractor fan, ceiling down lighters, wall mounted shaver point, heated towel rail, mirror to one wall, localised wall tiling, tiled flooring.

Bedroom Two

Sealed unit double glazed window to rear. Fitted carpet.

Bathroom

Sealed unit obscure double glazed window to rear. A white Roca suite comprising low level wc, pedestal wash hand basin and panelled bath with fitted glass shower screen, mixer tap shower attachment and Bristan shower unit over, localised wall tiling, mirror to one wall, heated towel rail, extractor fan, ceiling down lighters, wall mounted shaver point, wood effect flooring.

OUTSIDE

BALCONY enjoying a delightful open aspect over the 'Ridgeway' playing fields.

SECURE GATED ALLOCATED PARKING for one car

OTHER INFORMATION

COUNCIL TAX BAND - D - Tunbridge Wells Borough Council

TENURE - Leasehold

LENGTH OF LEASE - 250 years from 1st January 2019, approximately 246 years unexpired

ANNUAL GROUND RENT - N/A

GROUND RENT REVIEW PERIOD - N/A

ANNUAL SERVICE CHARGE AMOUNT - Approximately £1,200 per annum

SERVICE CHARGE REVIEW PERIOD - Annually

OTHER - Balance of 10 Year NHBC Warranty Against Structural Defects

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

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.

LOCATION

Radford House forms part of the Spectrum development built by Crest Homes in 2021 and combines modern state-of-the-art design with traditional materials to create a stunning place to call home. Surrounded by a wealth of mature trees and sprawling green spaces to explore, this desirable apartment enjoys an enviable position within this development and an expansive open plan kitchen / dining / living room, its own private balcony with delightful open aspect and secure gated parking. With superb links to an expansive market square, community hub and the centre of Southborough, this forward-thinking community has everything you need close at hand.

Southborough Community Hub is fast becoming a thriving hotspot for residents and the local community to socialise and enjoy the beautifully landscaped public spaces and facilities, including a new community hall, library, medical centre and retail units, as well as a new sports pavilion.

The nearby town of Tunbridge Wells is 2.7 miles away and offers a wide range of shopping facilities including a shopping mall and historic Pantiles as well as a variety of restaurants offering food from around the world, trendy bars and relaxing cafes.

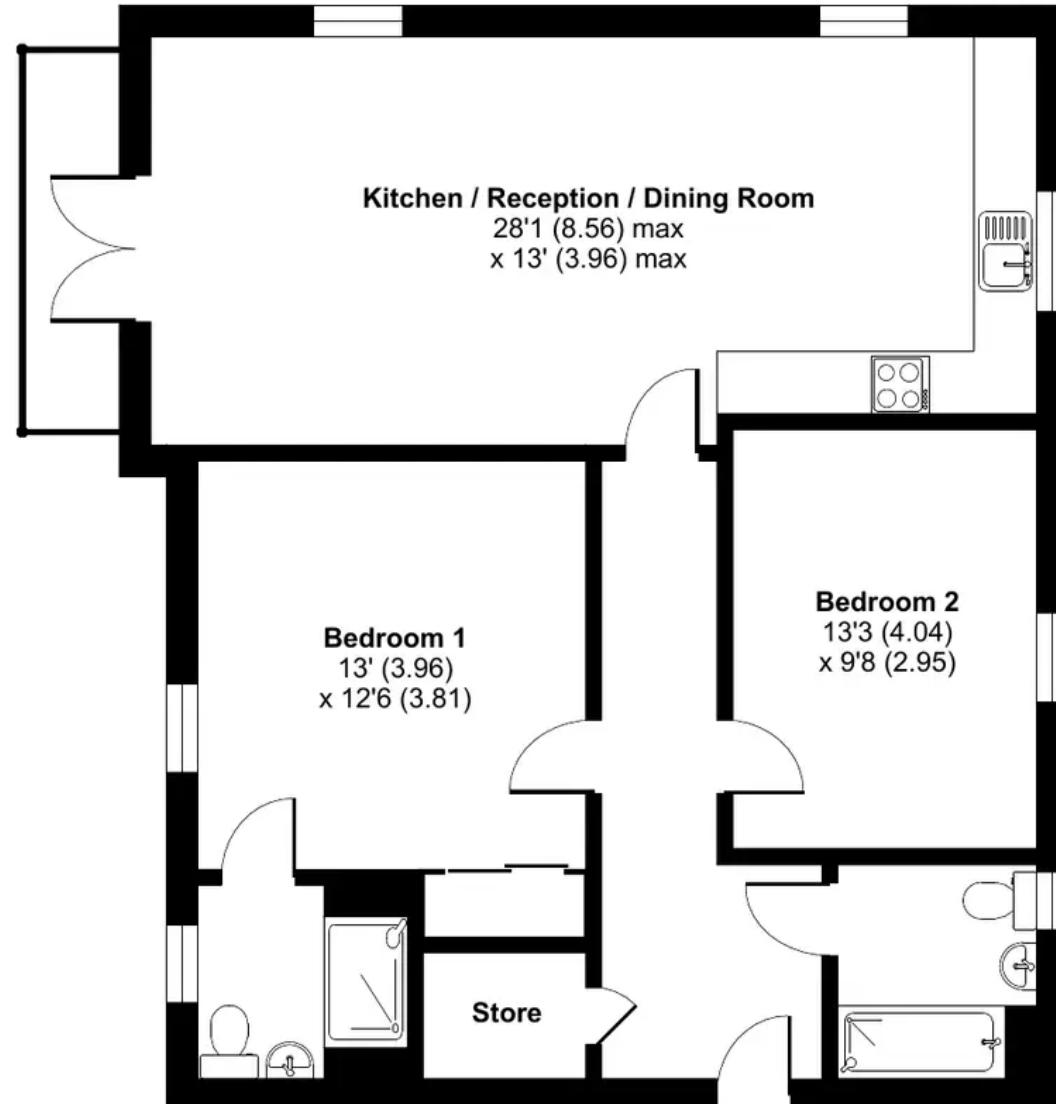
Located just one mile from High Brooms station, Radford House is perfectly located for those looking to commute, with a journey time of around 45 minutes to take you into the capital. Southborough also boasts excellent transport links with the A26 taking you straight into Tunbridge Wells and the A21 in just eight minutes by car. The development is also situated for access onto the A21 which provides a direct link onto the M25.



Salomons Grove, Southborough, Tunbridge Wells, TN4

Approximate Area = 903 sq ft / 83.8 sq m

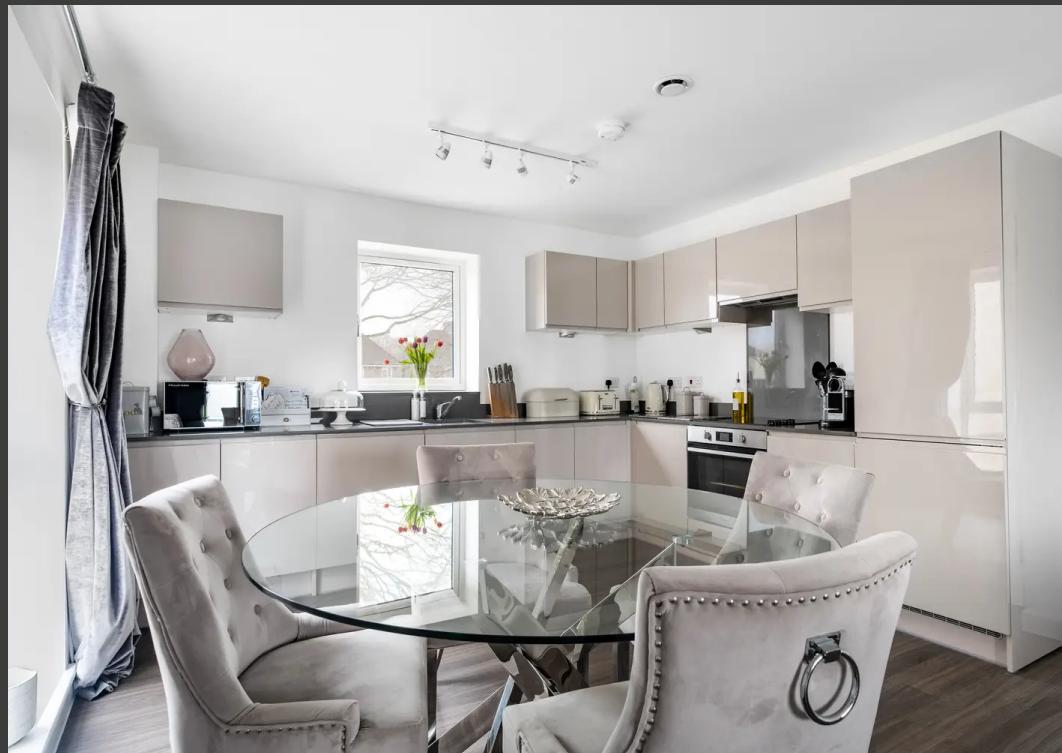
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FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
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