



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Top Floor Flat
- 2 Double Bedrooms
- Roof Terrace
- Open Plan Lounge/Kitchen
- Newly Painted/ Carpets
- Energy Efficient Rating: C

London Road, Southborough

GUIDE PRICE £250,000 - £265,000

woodandpilcher.co.uk



Flat 4, 110 London Road, Southborough, Tunbridge Wells, TN4 0PN

Situated in the heart of Southborough in this converted public house is a surprisingly spacious apartment. Having been the subject of recent improvements including new flooring, redecoration and bathroom this property is exceptionally well presented and ready to move into. Communal stairs take you to the second floor and into a private entrance hall. There is a spacious living room with open plan kitchen which is fitted with a range of cupboards and drawers and a butchers block work surface as well as having integrated appliances. There is lots of light coming from the velux windows and heating is provided via a combination gas boiler.

There are two large double bedrooms, as well as the modern bathroom which has recently been renewed. The stand out feature is the private roof terrace; having both private outside space with far reaching views over the surround town and countryside is a fantastic feature and highly unusual in this locality.

The property is being sold with NO CHAIN and we highly recommend a viewing to appreciate this impressive space.



COMMUNAL ENTRANCE HALL:

Double glazed communal entrance door, stairs to all floors.

ENTRANCE HALL:

Entryphone system, door to terrace.

LIVING ROOM/ KITCHEN:

Double glazed window to rear, two velux windows to front, understairs cupboard housing boiler.

Kitchen is fitted with modern white cupboards and drawers with a solid butchers block worksurface above, gas hob and electric oven, sink unit with mixer tap and drainer, integrated washing machine and fridge/ freezer, wood effect floor, ceiling spotlights.

BEDROOM:

Large double bedroom with double glazed window to rear, radiator, ceiling spotlights.

BEDROOM:

Large double bedroom with double glazed window to side, radiator, ceiling spotlights.

BATHROOM:

Fitted with a bath with mixer tap and separate shower over and glass screen, WC with concealed cistern and dual flush, basin set into vanity unit, heated towel rail, extractor, ceiling spotlights.

ROOF TERRACE:

Accessed via a door from the entrance hall and affording far reaching views over the surrounding town.

TENURE:

Leasehold

Lease - 99 Years From 1 January 2014 (The vendor is currently in the process of extending the lease, which will add another 90 years. Once this is done the ground rent element will be removed)

Service Charge - currently £1130.00 per year

Ground Rent - currently £250.00 per year

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:

B

VIEWING:

By appointment with Wood & Pilcher 01892 511311



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



Approx. Gross Internal Area 668 ft² ... 62.0 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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