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PILCHER**

Sales, Lettings, Land & New Homes



- First Floor Retirement Apartment
- One Bedroom
- Age Restricted
- Resident Property Manager
- Off Road Parking
- Energy Efficiency Rating: B

Brookfield Court, Springfield Road

£140,000

woodandpilcher.co.uk



Flat 10 Brookfield Court, Springfield Road, Southborough, Tunbridge Wells, Kent, TN4 0LY

This well presented first floor apartment in a popular retirement development in Southborough is being offered with NO CHAIN and is situated close to all local shops and amenities such as the doctor and dental surgeries. The property has been well looked after with neutral decor and carpets throughout and offers a modern kitchen with white cupboards and drawers with a halogen hob and eye-level oven as well as space for a fridge. The shower room is also modern with a shower cubicle and is finished with white tiling. The living room has an aspect over the communal gardens and is lovely and sunny. The bedroom is a good sized double room and has built in wardrobes - additionally there are large cloaks cupboards and airing cupboard in the hallway.

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.

ENTRANCE HALL:

Entry phone system, storage cupboard housing water heater and consumer unit.

LIVING ROOM:

Double glazed window to side, radiator, TV point and telephone point.

KITCHEN:

Fitted with a range of wall and floor cupboards and drawers. Stainless steel sink with drainer and mixer tap. Electric oven and ceramic hob. Space for fridge and freezer. Under counter electric heater. Double glazed window to side.

SHOWER ROOM:

Fitted with a suite comprising shower cubicle with electric shower, wc, wash hand basin with vanity unit. Tiled flooring, tiled walls, wall mounted heated towel rail, wall mounted mirror, extractor fan.

BEDROOM:

Double glazed window to side, radiator. Built-in wardrobe.

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 - £3,547.96

Ground Rent - £619.08

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 539 ft² ... 50.1 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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