



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- First Floor Apartment
- One Bedroom
- Separate Bathroom and WC
- Close to Local Amenities
- Feature Fireplaces
- Energy Efficiency Rating: E

Holden Park Road, Southborough

GUIDE £165,000 - £180,000

woodandpilcher.co.uk



42b Holden Park Road, Southborough, Tunbridge Wells, Kent, TN4 0ER

An opportunity to purchase a one-bedroom flat in a popular road in Southborough within walking distance to all local amenities including schools, shops and public transport. Situated on the first floor, there is a shared entrance hall giving access to both ground and first floor flats. There are stairs leading up to the first-floor flat which leads straight onto the landing. The double bedroom offers plenty of light through the large window and benefits from a feature fireplace. The kitchen is located to the rear of the property and has fitted wall and floor cupboards with an integrated electric oven and hob. The living room is situated to the front of the property and benefits from a large bay window letting in plenty of light. This property has a shower room and separate WC. This is a great opportunity for a first time buyer or investor and we highly recommend an early viewing.

ENTRANCE HALL:

Shared entrance leading to front door.

LANDING:

Fitted carpet, airing cupboard housing water tank.

LOUNGE:

Front aspect double glazed window, radiator, feature fireplace.



KITCHEN:

Rear aspect double glazed window, floor and wall cupboards and drawers with laminate work surface, tiled splashbacks, space for fridge freezer and washing machine, integrated electric hob, oven with extractor hood above, 1½ stainless sink with mixer tap and drainer, laminate floor.

BATHROOM:

Front aspect frosted double glazed window, tiled floor, thermost, shower in cubicle with sliding doors, sink on vanity unit, wall mounted mirror, partly tiled walls.

BEDROOM:

Rear aspect double glazed window, feature fireplace, radiator, fitted cabinet.

WC

Side aspect frosted double glazed window, laminate floor, low level WC, loft hatch.

SITUATION:

The property is ideally situated in a popular residential part of Southborough close to local shops, bus services with good access to local schools, many within walking distance and a wide range of amenities. The area is well known for its close proximity to many well-regarded primary, secondary and grammar schools. Tunbridge Wells and Tonbridge town centres are respectively 1.7 miles and 2.6 miles distant offering a wider range of shopping facilities. Mainline stations are located in both towns as well as in High Brooms, 0.9 miles away and all offer fast and frequent train services to London & the South Coast. The property is also situated for access onto the A21 which provides a direct link onto the M25 London orbital motorway. The area is also well served with good recreational facilities including Tunbridge Wells Sports and Indoor Tennis Centre in St Johns Road and the out of town Knights Park Leisure Centre which includes a tenpin bowling complex, multi screen cinema and private health club.

TENURE:

Leasehold with a share of the Freehold

Lease - 999 years from 1.6.2018

Annual Building Insurance £137.00

Service Charge - currently N/A

Ground Rent - currently N/A

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





Ground Floor

First Floor

Approx. Gross Internal Area 546 ft² ... 50.7 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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