



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Two Double Bedrooms
- Modern Bathroom & Kitchen
- Communal Gardens
- Gas Heating
- Garage
- Energy Efficiency Rating: C

Park Road, Southborough

£230,000

woodandpilcher.co.uk



4 Woodland Court, Park Road, Southborough, Tunbridge Wells, TN4 0NY

This light & bright apartment has everything you would expect from a modern property. The living/dining room is bright with a large picture window overlooking the well-kept communal gardens and plenty of space for a six-seater dining table as well as comfy sofas. The kitchen is fitted with shaker style units and has the handy addition breakfast bar. Both double bedrooms have fitted wardrobes, and the bathroom has a separate thermostatic shower over the bath. Carpeted neutrally throughout this property is ready to move straight into. Other benefits include double glazing, gas central heating and a garage en bloc. We highly recommend an early viewing.

ENTRANCE HALL:

Frosted front door, cloaks cupboard, entry phone system, radiator, cupboard with further storage and airing cupboard housing gas combination boiler.

KITCHEN:

Fitted with shaker style units with a wood effect worksurface. Gas hob with extractor hood above and electric oven fitted under, porcelain sink unit with mixer tap and drainer, double glazed window to front, space for fridge/ freezer, space and plumbing for washing machine and dishwasher, tiled splashback, radiator.



LOUNGE/DINER:

Double bi-fold doors, double glazed window overlooking communal gardens, radiator, TV and phone point, electric flame effect fireplace, thermostat.

BEDROOM:

Double glazed window to front, radiator, built in wardrobe.

BEDROOM:

Double glazed window to rear, radiator, built in wardrobe.

BATHROOM:

Bi-fold door, basin set into vanity unit with waterfall tap, WC, bath with waterfall tap and separate thermostatic shower with waterfall head and shower attachment, tiled walls, heated towel rail, ceiling spotlights.

OUTSIDE:

Large communal gardens to the rear which is mainly laid to lawn and with flower beds and borders currently looked after by other residents.

GARAGE:

with up and over door, en-bloc.

SITUATION:

The apartment is situated in a pleasant non-estate location comprising of a mixture of Victorian homes and purpose-built apartments. The property is within a quarter of a mile walking distance of Southborough with its shops and local amenities, the area is also well known for its close proximity to many well regarded primary and secondary schools. Tunbridge Wells and Tonbridge town centres are each approximately 2 mile distant offering a wider range of shopping facilities together with mainline stations providing fast and frequent services to London and the South Coast. The property is well located for access onto the A21 dual carriageway which provides a direct link onto the M25 London orbital motorway. The area is also well served with good recreation facilities including local parks, Tunbridge Wells Sports and Indoor Tennis Centre on St Johns Road and the Knights Park Leisure Centre with its multi-screen cinema, ten pin bowling complex and private health club.

TENURE:

Leasehold

Lease - 999 Years From 24 June 1968

Service Charge - currently £1440.00 per year (to be confirmed)

Ground Rent - currently £

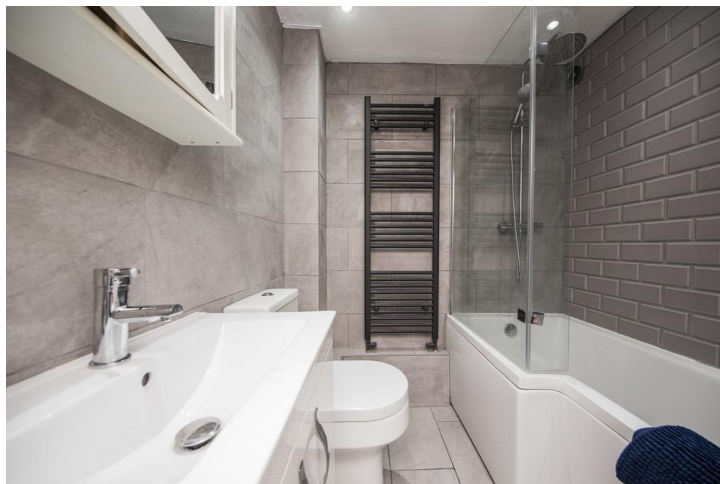
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

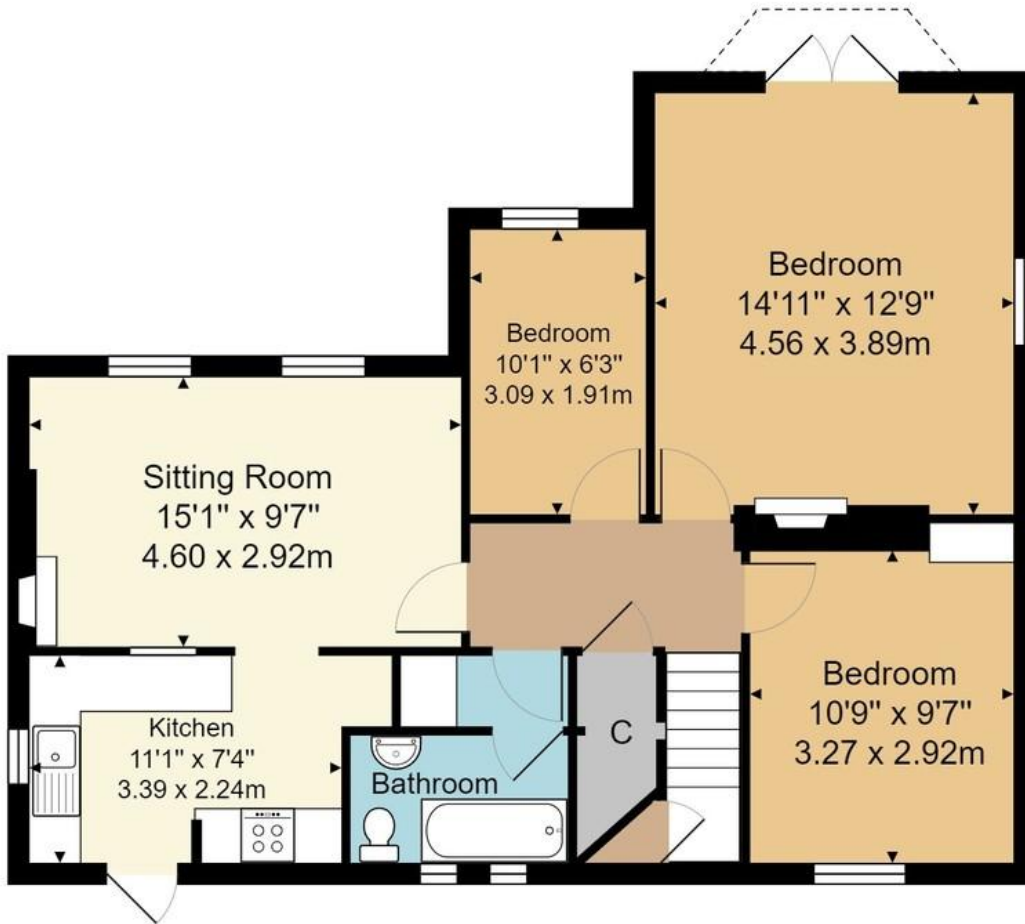
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VIEWING:

By appointment with Wood & Pilcher 01892 511311



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 769 ft² ... 71.4 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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 Tunbridge Wells 01892 511211
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