



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Ground Floor Flat
- One Bedroom
- Allocated Parking Space
- Communal Garden
- Modern Kitchen
- Energy Efficiency Rating: C

Park Road, Southborough

£175,000

woodandpilcher.co.uk



Flat 1, 28a Park Road, Southborough, Tunbridge Wells, Kent, TN4 0NX

Being offered with no chain is this well presented one bedroom ground floor flat in a popular central location in Southborough. The entrance door takes you directly into the spacious living room offering plenty of light. The modern style kitchen is fitted with contemporary style units and has space for all the usual appliances. The double bedroom is complete with a shaker style fitted wardrobe and benefits from a door leading through to the bathroom. Outside to the side of the property is a communal garden mainly laid to lawn and surrounded by mature shrubs and trees. There is an allocated parking space to the front of the property. Being sold with NO CHAIN, we highly recommend an internal viewing to appreciate this ground floor flat.

ENTRANCE HALL:

Communal wooden front door.

KITCHEN:

Two x side aspect double glazed windows, laminate



flooring, wall and floor cupboards with drawers, integrated gas hob and electric oven, extractor fan, tiled splash backs, combi boiler, stainless steel sink with mixer tap and drawer.

BATHROOM:

Frosted side aspect double glazed window, laminate floor, low level WC, hand wash basin, wall mounted mirrored medicine cabinet, radiator, extractor fan, panel enclosed bath with shower attachment and mixer tap.

BEDROOM:

Front aspect double glazed window, radiator, fitted carpet, built in double wardrobe.

LOUNGE:

Two side aspect double glazed window, fitted carpet, two radiators.

OUTSIDE FRONT:

Shared path to front door, tarmac drive with parking space.

OUTSIDE REAR:

Communal garden with lawn and mature shrubs and trees, side access.

TENURE:

Leasehold

Lease - 144 years from 08.12.2003

Service Charge - currently £100 per month

Ground Rent - currently £200 per annum

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

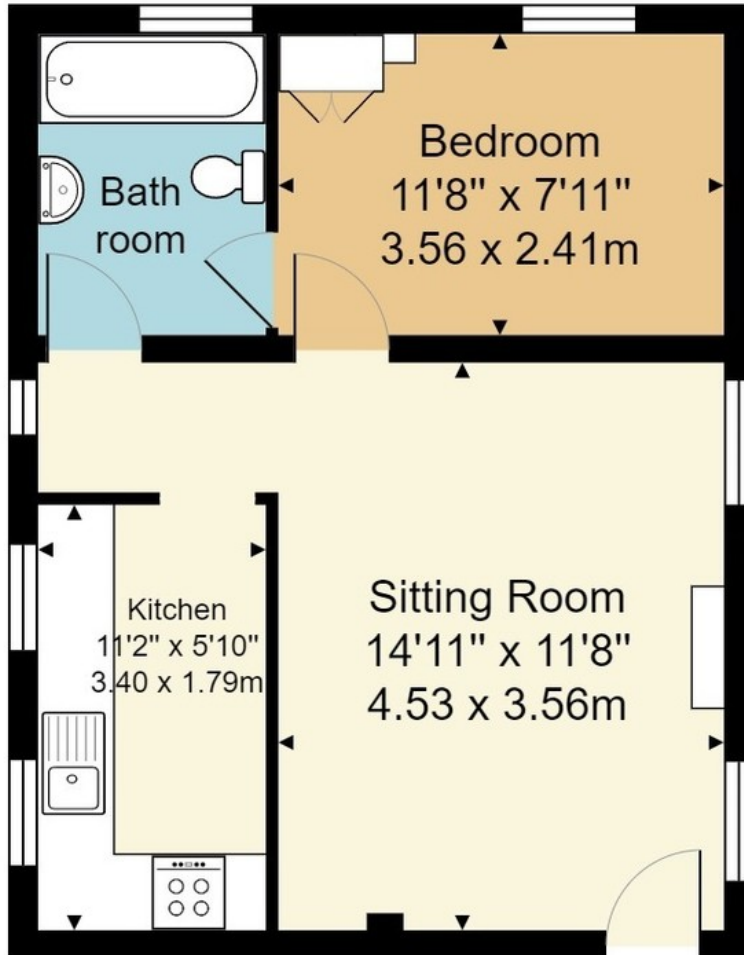
COUNCIL TAX BAND:

B

VIEWING:

By appointment with Wood & Pilcher 01892 511311





Approx. Gross Internal Area 422 ft² ... 39.2 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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