



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Victorian Top Floor Apartment
- Three Double Bedrooms
- Open Plan Lounge/ Diner
- Private Garden
- Side Access
- Energy Efficiency Rating: D

**Park Road, Southborough**

**£325,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)





**Flat 4, 11 Park Road, Southborough, Tunbridge Wells, TN4 0NU**

Situated in a popular Southborough Road is this handsome Victorian villa which has been converted into spacious and well-appointed apartments.

The communal entrance hall is well maintained with stairs leading to the top floor apartment. Upon entering the front door, stairs will take you onto the main living space. The open plan kitchen/living room is a good size with a log burner creating a cosy atmosphere. There is a back door to the rear of the kitchen leading you down into the pretty private garden where there is a wooden shed with electrics, offering the potential to create a home office/gym. The kitchen is well fitted and has space for all the expected appliances. The bathroom has a curved panel enclosed bath with thermostatic shower over. Bedroom one sits to the front of the property and benefits from double doors leading onto a small balcony. This has previously been used as a living room which worked well as there is an open working fireplace. The second bedroom sits to the rear of the property and has plenty of space for a double bed and other bedroom furniture. Bedroom three is a double room with aspect to the rear of the building.

The property is well presented throughout, being sold with a share of freehold and we have no hesitation in recommending a viewing.





Communal entrance hall, stairs to upper floor.

Solid wood door to entrance hall.

**ENTRANCE HALL:**

Stairs leading to top floor, built in cupboard housing consumer unit and boiler, loft hatch.

**LOUNGE:**

Two x front aspect windows, radiator, log burner.

**KITCHEN:**

Wall and floor cupboards with drawers, laminate flooring, space for dishwasher and fridge freezer, integrated electric double oven and hob, tiled splashbacks, glass panelled door leading with steps accessing the garden.

**BEDROOM:**

Side aspect sash windows, double doors to front with glass balcony, radiator, fitted carpet, feature fireplace.

**BEDROOM:**

Rear aspect window, fitted carpet, built in wardrobe, radiator.

**BEDROOM:**

Front aspect sash window, fitted carpet, radiator.

**BATHROOM:**

Panel enclosed bath with mixer tap and shower over and glass screen, wall mounted ladder style heated towel rail, WC, extractor fan, handwash basin, space for washing machine and hanging rail.

**OUTSIDE FRONT:**

Side access.

**OUTSIDE REAR:**

Mainly laid to lawn, pond, wooden shed with electric.

**TENURE:**

Leasehold with a share of the Freehold

Lease - 999 years from 25.03.1979

Service Charge - currently N/A

Ground Rent - currently N/A

Reserve Fund Contribution £50.00 per month total £600 per annum

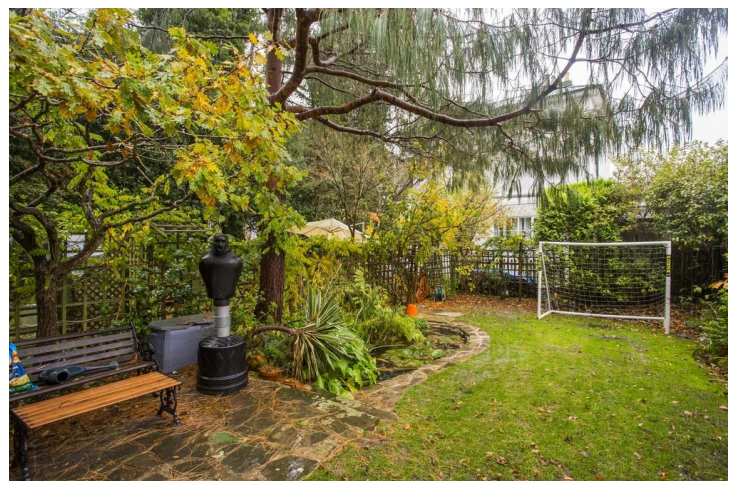
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

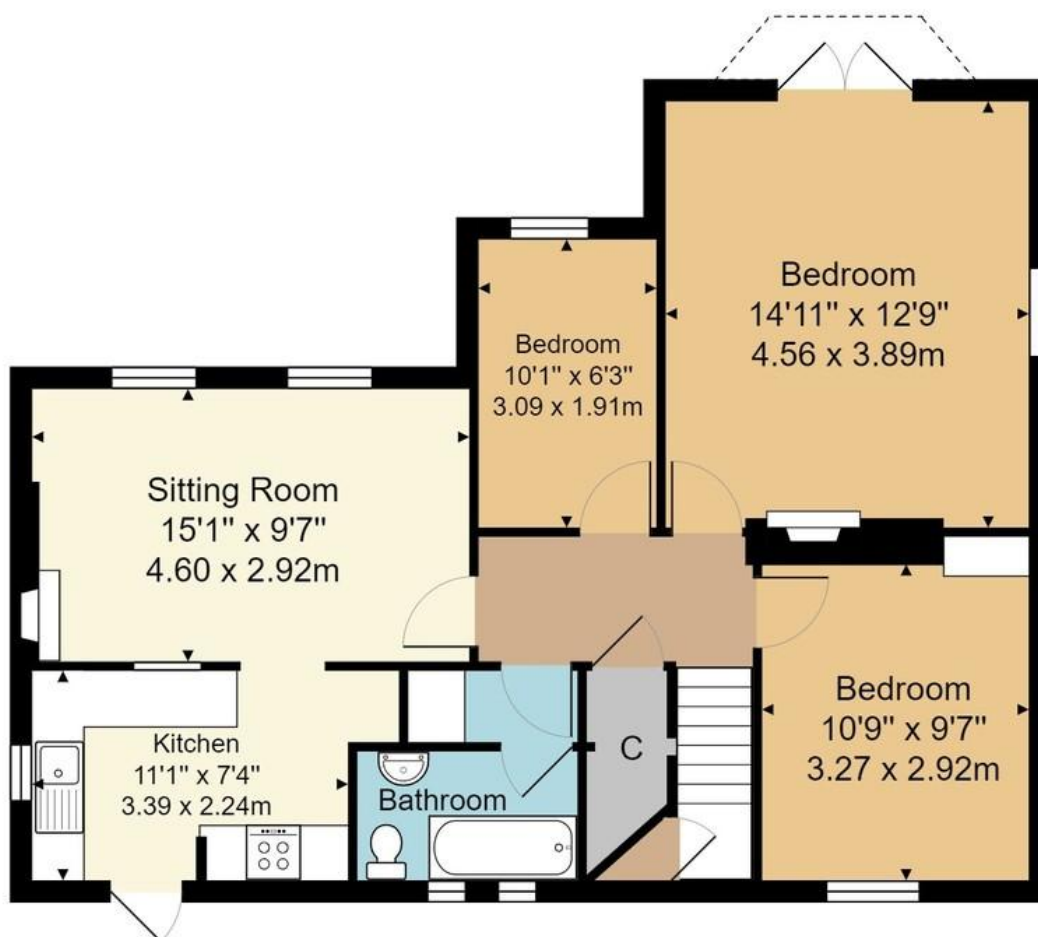
**COUNCIL TAX BAND:**

C

**VIEWING:**

By appointment with Wood & Pilcher 01892 511311





Approx. Gross Internal Area 769 ft<sup>2</sup> ... 71.4 m<sup>2</sup>

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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