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PILCHER**

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- GUIDE PRICE £200,000 - £220,000
- Ground Floor Apartment
- One Double Bedroom
- Allocated Parking
- Modern Bathroom
- Energy Efficiency Rating: C

**Speldhurst Road, Southborough**

**GUIDE PRICE £200,000- £220,000**

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**12 Speldhurst Place, 78 Speldhurst Road, Southborough, Tunbridge Wells, Kent, TN4 0JA**

GUIDE PRICE £200,000 - £220,000 A well presented one bedroom ground floor flat with an allocated parking space and communal garden in a converted neo-Georgian building.

Speldhurst Place captures the essence of Georgian elegance. Framed within a walled courtyard setting, this impressive building features a brick façade and contrasting Portland stone-coloured columns, with 12-pane windows and dormers.

Set on the ground floor of this prestigious building there is a secure entry system and smart communal hallway leading to the apartment. Inside the property there is an open plan lounge/ kitchen/ diner with double aspect windows to allow for plenty of natural light. There are integrated appliances in the kitchen which is of a modern design with contrasting worksurface. There is a large cloaks/ storage cupboard which also houses the modern consumer unit. A double bedroom with double aspect is



at the back of the building giving peace & quiet at night time. A modern bathroom complete with bath & separate shower over the bath completes the accommodation. Outside is a communal garden which has artificial lawn, mature shrubs and trees and is a very pleasant place to sit . There is also the benefit of an allocated parking space. There are concealed bin stores, and a bike store as well. This beautiful apartment is being sold with 995 years remaining on the lease and a share of the Freehold.

### **COMMUNAL ENTRANCE HALL**

Secure entry, automatic lighting, doors to flats.

### **ENTRANCE HALL:**

Entryphone system, "Soft oak grey" laminate flooring.

### **LOUNGE/ KITCHEN:**

Side aspect double glazed window, contemporary style kitchen including wall cabinets, solid Slab- Tech worktops with drainer grooves cut into the worktops with matching upstands, under mounted 1 ½ bowl stainless steel sinks with 'Hans Grohe' chrome mixer taps, stainless steel fan assisted electric ovens, stainless steel 'induction' electric hobs with stainless steel chimney extractor hoods, fully integrated frost-free fridge/freezers, fully integrated washer/dryers, 'Soft Oak Grey' laminate flooring.

Lounge/Diner: Front aspect double glazed window, "soft oak grey" laminate flooring, radiator, ceiling spotlights.

### **BEDROOM:**

Rear and side aspect double glazed windows, carpet, radiator, TV & phone point.

### **BATHROOM:**

White steel baths with Nebraska oak side panels and thermostatic shower diverters, all hung vanity units in Nebraska oak, contemporary wash hand basins and 'Hans Grohe' chrome mixer taps, back to wall WCs with concealed cisterns in a Nebraska oak, glass shower screens, porcelain wall tiling to full height surrounding bath, porcelain floor tiling to compliment the wall tiling, ladder style white wall hung electric towel rails.

### **OUTSIDE FRONT:**

An allocated parking space which is set directly below the living room window, a walled communal garden with lampposts, artificial grass and well stocked borders.





## Approx. Gross Internal Area 421 ft<sup>2</sup> ... 39.1 m<sup>2</sup>

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