



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Ground Floor Flat
- One Double Bedroom
- Modern Shower Room
- Patio Garden
- Off Road Parking
- Energy Efficiency Rating: C

Park Road, Southborough

£175,000

woodandpilcher.co.uk



Flat 2, 28 Park Road, Southborough, Tunbridge Wells, TN4 0NX

Situated on the ground floor of this small block of just four flats is this charming one bedroom property. Comprising an entrance hall with large storage cupboard with a good size sitting room with window facing front and a flame effect gas fire.

The kitchen is situated at the rear of the property and is of a good size with space for all the usual appliances and has a double door opening on to the patio garden which faces and easterly aspect.

There is a double bedroom and a modern shower room as well. The property benefits from partial double glazing and gas central heating. There is the advantage of parking to the front though this is on a first come first serve basis. Being sold with NO CHAIN there is an element of cosmetic updating that is now required but would make a great investment, downsize or first time purchase.

COMMUNAL ENTRANCE HALL:

Double glazed door into entrance hall with stairs to the first floor and hallway leading to the flat.



ENTRANCE HALL:

Door with frosted glazed panel into entrance where there is a large storage cupboard currently with slatted shelving but would make a great coat/ shoe cupboard, radiator, thermostat.

SITTING/DINING ROOM:

Double glazed window to front, radiator, flame effect gas fire with marble hearth and wood surround, TV point.

KITCHEN/BREAKFAST ROOM:

Fitted with a range of wall and floor cupboards and drawers with worksurface and tiled splashbacks, double glazed window to side with sink unit, mixer tap and drainer, space and plumbing for washing machine and fridge/ freezer, gas hob and electric oven underneath, wall mounted combination boiler, double glazed door to garden.

BEDROOM:

Double bedroom with double glazed door to garden and double glazed window to rear, radiator.

SHOWER ROOM:

Frosted double glazed window to side, step in shower with thermostatic controls and handheld attachment, WC and basin set into vanity unit with cupboards, heated towel rail, extractor, tiled walls & floor.

OUTSIDE FRONT:

Off road parking on a first come first serve basis.

OUTSIDE REAR:

Shared patio garden with mature trees and shrubs, facing an easterly direction.

TENURE: Leasehold with a share of the Freehold

Lease - 999 Years From 29 September 1964

Service Charge - currently £1440.00 per year

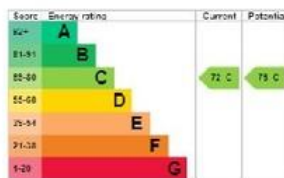
No Ground Rent

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: Strictly by appointment Wood & Pilcher 01892 511311





Approx. Gross Internal Area 499 ft² ... 46.4 m²

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