



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Victorian Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Living
- Communal Garden
- Off Road Parking
- Energy Efficient Rating: C

Park Road, Southborough

£250,000

woodandpilcher.co.uk



Flat 2, 13 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 and provides access to the apartment. Upon entering the front door, the hallway takes you into the main living space. The open plan kitchen/living room is a good size with large bay windows letting in plenty of light. The kitchen is well fitted and has space for all the expected appliances. The bathroom has a panel enclosed bath with thermostatic shower over. Bedroom one sits to the front of the property and benefits from a large bay window. The second bedroom sits to the rear of the property and has plenty of space for a double bed and other bedroom furniture.

The property is well presented throughout, being sold with a long lease, no chain and we have no hesitation in recommending a viewing.



ENTRANCE HALL:

Fitted carpet, storage cupboard, wall mounted cupboard housing consumer unit, smoke alarm.

LIVING ROOM:

Fitted carpet, sash windows to front, radiator, bespoke cabinetry with shelving.

KITCHEN:

Wall and floor cupboards and drawers, integrated electric oven and gas hob, fridge freezer, dishwasher, space for washing machine, sash window to side, boiler.

BEDROOM:

Sash window to rear, fitted carpet, radiator, built in wardrobes.

BEDROOM:

Fitted carpet, radiator, window to rear.

BATHROOM:

Panel enclosed bath with mixer tap and shower attachment, low level WC, hand wash basin, double glazed window to side, tiled wall, wall mounted ladder style towel rack.

OUTSIDE FRONT: Shared parking area

OUTSIDE REAR: Communal garden, laid to lawn with mature trees and shrubs.

TENURE:

Leasehold

Lease - 125 years from 5th May 2015

Service Charge - currently £1200.00 - £1400.00 per year

Ground Rent - currently £200.00 per year

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

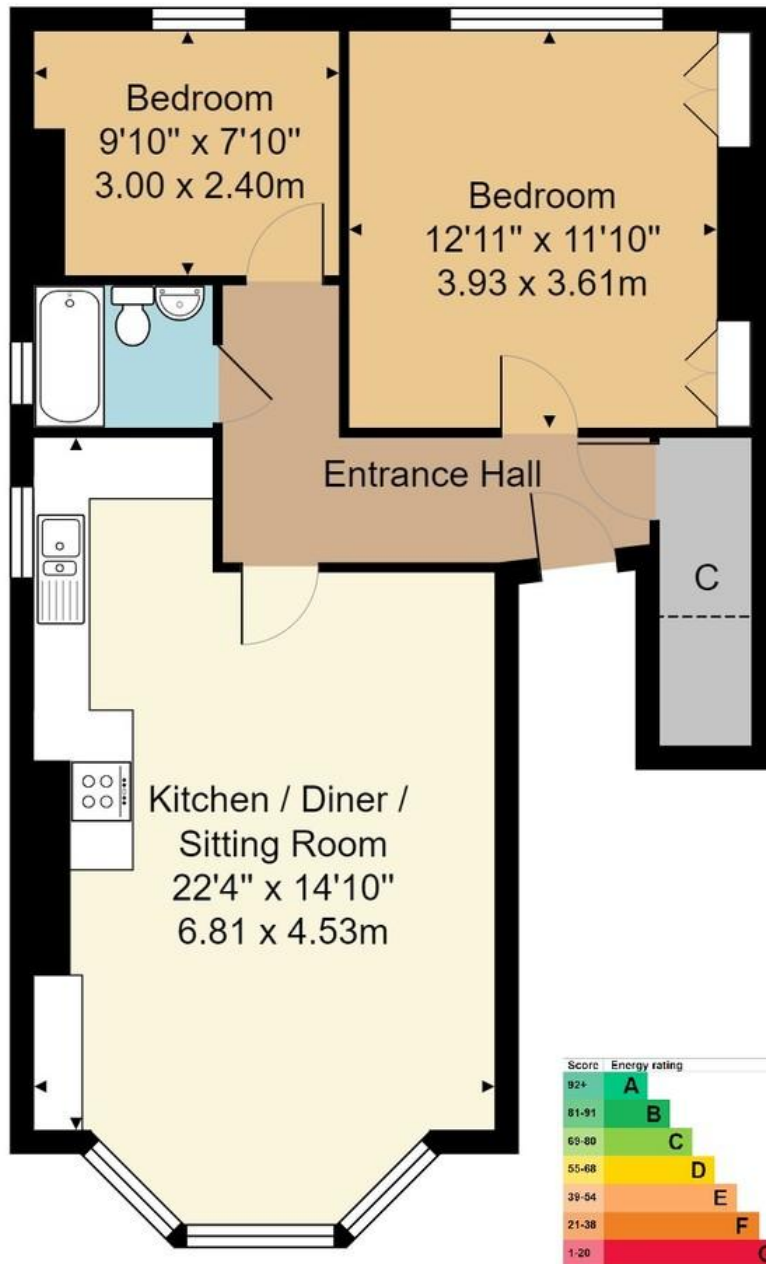
COUNCIL TAX BAND:

C

VIEWING:

By appointment Wood & Pilcher 01892 511311





Approx. Gross Internal Area 709 ft² ... 65.8 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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