



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

14 Speldhurst Place

Apartment - Gross Internal Area : 48.4 sq.m (520 sq.ft.)



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



14 Speldhurst Place, 78 Speldhurst Road

Tunbridge Wells, TN4 0JA



A surprisingly spacious and well-presented apartment on the first floor of a well designed and recently constructed building of purpose built flats. Features include well-proportioned rooms with tall ceilings and southerly facing living area, allocated parking, and convenient location.

Communal Hall, Staircase to First Floor, Hall, combined Kitchen/Reception Room, Double Bedroom, Bath/Shower Room, Gas Fired Central Heating, Double Glazed Windows, Allocated Parking, Communal Garden.

Guide price £237,500 Share of Freehold





Property Description

- ◆ Ideal property for first time buyer or investor. Constructed by Abode Homes in 2020 and benefitting from NHBC warranty and low maintenance living.
- ◆ Imposing building with handsome south facing elevations.
- ◆ Apartment 14 has an allocated easy to access parking space.
- ◆ Security communal entrance door to hall and staircase to first floor.
- ◆ Front door into a spacious hall, deep cloaks cupboard with light connected and housing consumer unit.
- ◆ 2 large southerly facing windows supply natural light into the kitchen/Reception room.
- ◆ Kitchen area fitted with quartz worksurfaces, induction hob and stainless steel extractor above and matching oven beneath.
- ◆ Integrated fridge with freezer beneath, good range of cupboards, 2 nest of drawers, integrated washer dryer.
- ◆ The pair of south facing double glazed windows are fitted with slatted blinds with modern radiators beneath. Boiler cupboard concealing Baxi gas fired combination boiler providing central heating and domestic hot water.



- ◆ Main reception room with LED recessed ceiling lights, the room has been finished with wood effect flooring and there is ample space for sofas, dining table, and a work desk.
- ◆ Surprisingly large bedroom with Ikea wardrobe providing hanging space and shelving, sash window with slatted blinds with private outlook to the rear, and modern radiator.
- ◆ Bathroom with shower attachment and screen, WC concealed cistern, washbasin with cupboard beneath, air extractor, towel radiator and tiled floor.

Outside

- ◆ Speldhurst Place is set back from the road with an attractive approach and allocated parking (right hand side for number 14).
- ◆ Area of communal garden laid to lawn with mature hedging, enclosed dustbin/bike store.

Practicalities

- ◆ The property was constructed in 2020 and therefore has 6 years remaining of a NHBC warranty.
- ◆ There are 17 apartments in total.
- ◆ The property is held under a 999 year lease with 995 years remaining.
- ◆ Share of Freehold with service charges of approximately £1100 per annum.

Location

- ◆ Conveniently located to Southborough's High Street with its wide range of shops and convenience stores.
- ◆ Within walking distance to Southborough Primary School, easy access out to the countryside, Speldhurst village and the A21 with its links to the M25.
- ◆ Just over a mile from a mainline station.

Viewing

Strictly by appointment only through sole agents Sumner Pridham info@sumnerpridham.co.uk 01892 516615

