



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- GUIDE PRICE £285,000 - £295,000
- Top Floor Victorian Conversion
- Two Bedrooms
- Balcony & Communal Gardens
- Allocated Parking
- Energy Efficiency Rating: D

Park Road, Southborough

GUIDE PRICE £285,000 - £295,000

woodandpilcher.co.uk

7 Summer Court, Park Road, Southborough, Tunbridge Wells, TN4 0NX

A delightful two double bedroom, top floor apartment with distant views, shared garden, and allocated parking space. This tastefully finished apartment sits within a grand Victorian conversion with shops and amenities on its doorstep.

Set back from the road behind a gravelled driveway sits this grand converted Villa with an allocated parking space on your right-hand side. Stepping through the communal front door you are greeted by an immaculate entrance hall with quality carpets and smart decoration. Stairs lead you to the top floor where you will find the apartments private entrance.

Once inside you are greeted by a spacious entrance hall, with your eyes drawn to the light filled, open-plan kitchen/living/dining room at the rear of the property. This delightful room has vaulted ceilings and enjoys a triple aspect feature with added sky light allowing the room to be flooded with natural light, whilst offering distant views. The kitchen is well presented and includes plenty of fitted units with granite effect worksurfaces. There is a built-in electric oven, 4-ring gas hob, fridge/freezer, dishwasher and washing machine. Being a good size, there is plenty of space for sofas as well as a table and chairs. Double doors open onto the balcony with its glass balustrade, outdoor lighting and lovely views.

Back to the entrance hall there is a separate cloakroom with wash basin and a fitted cupboard. The fitted cupboard houses the modern boiler, fuse board and has space for a tumble dryer.

Bedroom one is a large size, thoughtfully designed to offer space for wardrobes away from sight. Two windows bring in lots of light and a door takes you to the 'Jack and Jill' bathroom. The second bedroom is a smaller double or larger single bedroom with double doors onto the balcony. Equally, the second bedroom could also lend itself as an ideal home office.

The Jack and Jill bathroom has a wide window to the side and is well presented with a bath and shower over, WC, wash basin and chrome heated towel rail.

Outside, in addition to the private balcony, is the communal garden with its well kept lawn and mature hedgerows making it a safe and enclosed space to relax in.

COMMUNAL ENTRANCE HALL:

Carpeted with stairs leading to all floors

ENTRANCE HALL:

Spacious with hard wood flooring, fitted cupboard with space for tumble dryer and access to loft. Separate cloakroom with WC and wash basin.



LIVING/ KITCHEN/ DINER:

Triple aspect room with vaulted ceiling, stretching views and abundance of light. Integrated kitchen items include electric fan oven, four ring gas hob with extractor, fridge/freezer, dishwasher and washing machine. Plenty of space for a table and chairs along with sofas and living furniture. Double doors onto private balcony with glass balustrade and lighting.

BEDROOM:

Good sized double room with fitted carpets and with two windows. Space for free-standing furniture and door to 'Jack and Jill' bathroom.

BEDROOM:

Smaller double or large single with fitted carpets and double doors onto the balcony. Ideal as a home study.

BATHROOM:

Well presented with a bath and shower over, glass screen to bath, WC, wash basin, chrome heated towel rail and fitted mirrored cabinet above the basin

OUTSIDE FRONT:

Large gravelled driveway at the front of the building with an allocated parking space for the apartment.

OUTSIDE REAR:

Well maintained communal garden at the rear of the building with a large healthy lawn and boundary hedging providing security and privacy.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

By arrangement Wood & Pilcher 01892 511311

TENURE:

Leasehold with share of freehold

Lease - 125 years from 24 June 2005

Service Charge - currently £1,479.72 per annum

Ground Rent - Nil

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

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

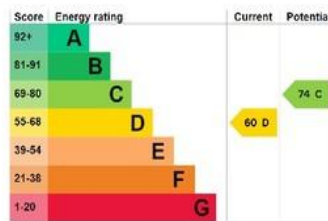
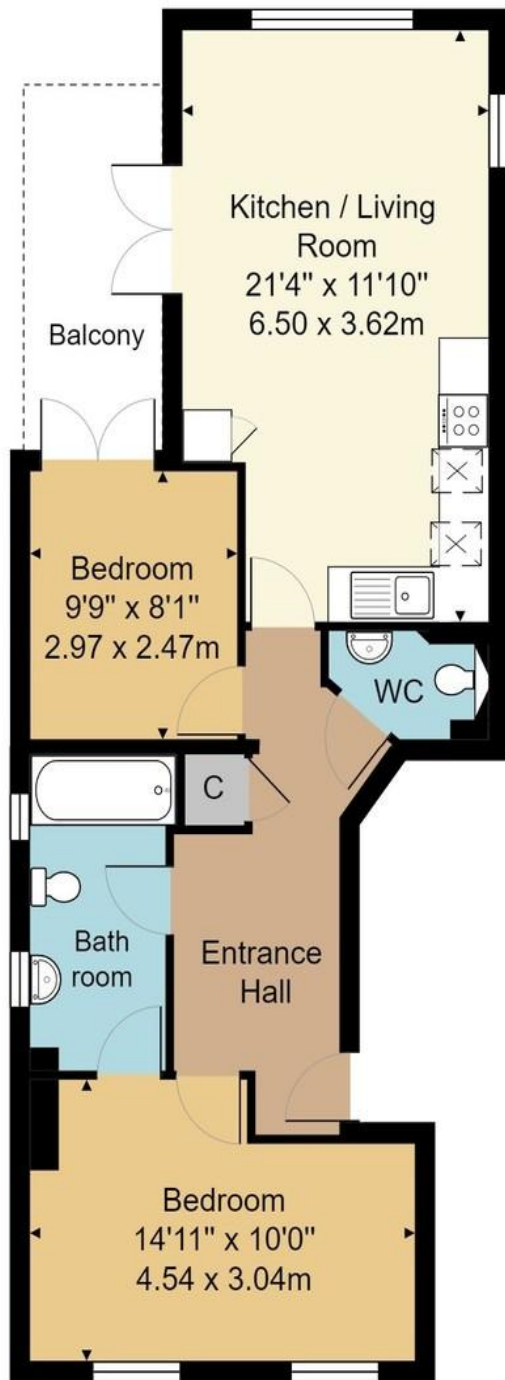
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Electricity & Drainage

Heating - Electric





Total Area: 657 ft² ... 61.0 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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