



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- First Floor Apartment
- One Double Bedroom
- Open Plan Kitchen/Sitting Room
- Communal Garden
- Allocated Parking
- Energy Efficiency Rating: D

Speldhurst Road, Tunbridge Wells

£247,000

woodandpilcher.co.uk

Flat 15 Speldhurst Place, 78 Speldhurst Road, Tunbridge Wells, TN4 0JA

A well appointed one bedroom apartment with allocated parking, centrally situated close to local amenities in Southborough. This splendid one bedroom apartment located on the first floor, has beautiful yet practical living space featuring contemporary design throughout, setting this development apart from any local competition.

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.

The adage "location, location, location" certainly comes to mind at Speldhurst Place. Mere minutes away from an all-encompassing array of shops, amenities and facilities, and yet positioned in a village style setting with a breathtaking landscape of established woodland. Location and exceptional living spaces aren't all that Speldhurst Place has to offer; with a secret walled garden and a courtyard area boasting period lamp posts.

COMMUNAL ENTRANCE HALL:

Secure entry, automatic lighting, doors leading to all flats.

ENTRANCE HALL:

Entryphone system, storage cupboard, laminate floor.

SITTING ROOM/KITCHEN:

Open plan living room/kitchen.

Sitting room:

Two double glazed windows to side, two radiators with individual thermostatic controls, telephone point, tv points, laminate flooring, ceiling spotlights.

Kitchen:

High gloss base and matching wall cabinets, one and a half bowl stainless steel sink with 'Hans Grohe' chrome mixer taps, stainless steel fan assisted electric oven with hob over, chimney extractor hood and splashback, ceiling spotlights, fully integrated frost-free fridge/freezers, fully integrated washer/dryer, laminate flooring.

BATHROOM:

White steel bath with Nebraska oak side panels and shower over with glass shower screen, wall hung vanity unit, hand wash basin with 'Hans Grohe' chrome mixer taps, low level wc, ladder style white wall hung electric towel rail, tiled flooring and walls.

BEDROOM:

Large double bedroom, two double glazed windows to front and side, carpeted, radiator with individual thermostatic controls, telephone points.

OUTSIDE REAR:

Mature landscaped borders, secure bike area, residents walled 'secret garden'.



OUTSIDE FRONT:

Allocated parking space, mature shrubs.

SITUATION:

Speldhurst Place is situated in a prime residential location in the heart of Southborough, close to local shops, bus services, a range of local primary, secondary and grammar schools and a wide range of amenities including pubs, restaurants and recreation facilities for instance Fusion Lifestyle offering gym, swimming pool and tennis courts and Knights Park which includes a bowling complex, cinema and private health club. The nearest train service is located at High Brooms mainline Station 0.9 miles away and offers fast and frequent services to London as well as the South Coast in under an hour. The property is also situated for access onto the A21 which provides a direct link onto the M25.

The Southborough Hub is a walking distance away offering a theatre, coffee shop, medical centre and library.

The neighbouring town of Tunbridge Wells is 2.7 miles away and offers a wide range of facilities including a shopping mall, the historic Pantiles which has a variety of restaurants offering food from around the world, trendy bars and relaxing cafes.

TENURE:

Leasehold (To be transferred to share of freehold within the next 2 weeks)

Lease - 999 years from 1st January 2019

Service Charge - currently £1200 per annum

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:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

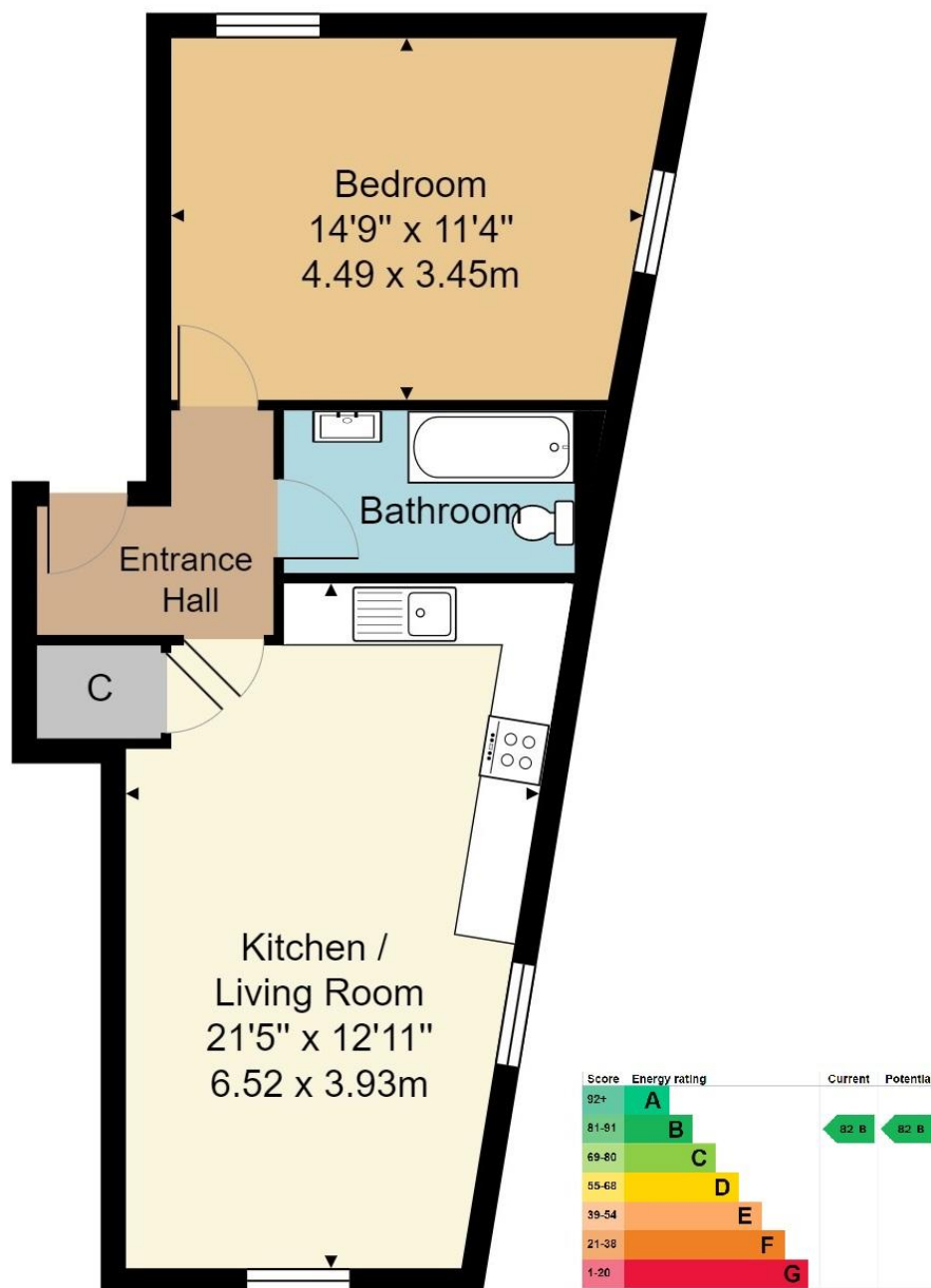
Mobile Phone Coverage search Ofcom checker

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas central heating





Approx. Gross Internal Area 526 ft² ... 48.9 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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield	01435 862211
Crowborough	01892 665666
Southborough	01892 511311
Tunbridge Wells	01892 511211
Letting & Management	01892 528888
Associate London Office	02070 791568