



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- First Floor Flat
- Two Double Bedrooms
- Age Restricted
- Juliet Balcony & Communal Gardens
- Private Parking Space
- Energy Efficiency Rating: B

Pinewood Gardens, Southborough

£400,000

woodandpilcher.co.uk

Flat 23 Southborough Gate, Pinewood Gardens, Tunbridge Wells, TN4 0FN

Available chain-free. This well presented, two double bedroom apartment sits on the first floor of this smart building, exclusively for the over 55's. Built just five years ago, the apartment and all the communal areas offer a luxurious place to live, with facilities including a communal lounge with kitchen, lift to all floors and pretty residents' gardens. This particular property is immaculate inside. The entrance hall has a useful large, fitted cupboard with plenty of storage space along with plumbing for a washing machine, keeping it away from sight. A modern kitchen includes a fitted oven, fridge/freezer and washing machine. The lounge is an excellent size with views to the front through the windows and Juliet balcony. It offers plenty of space for sofas and a dining table and chairs. There are two double bedrooms, with the master bedroom having a large walk-in wardrobe with useful railing. An ensuite has a wide walk-in shower, WC, wash basin, chrome heated towel rail and LED mirrored cabinet. There is a second shower room with a wide walk-in shower, WC, wash basin, chrome heated towel rail and LED mirrored cabinet. Outside the property has lovely communal gardens with seating areas for dining and relaxing along with lawned areas and mature shrubs, plants, and flowerbeds. The apartment has the added benefit of its own private parking space, and the property is available chain-free.

COMMUNAL ENTRANCE HALL:

Communal entrance with stairs and lift to all floors and access to communal lounge, kitchen and managers office.

ENTRANCE HALL:

Entrance door with spy hole and letterbox into spacious hall way. Large cupboard with storage and space and plumbing for washing machine, tiled floor.

SITTING ROOM:

Double glazed Juliet balcony with window to either side giving aspect over front garden. Electric fire with attractive surround, radiator and cream carpets

KITCHEN:

A modern kitchen with a range of wall and floor cabinetry in a shaker style with contrasting work surface and tiled splashbacks, sink unit with mixer tap and drainer, includes a fitted oven, NEFF induction hob with extractor, built in microwave, integrated fridge freezer, double glazed window to front, under cabinet lighting. The washing machine is in the hall utility cupboard.

BEDROOM:

Double glazed window to front, large walk in wardrobe with sensor lights and hanging space, radiator.

EN-SUITE:

Walk in shower with waterfall rain head and hand held attachment, heated towel rail, sink with storage underneath and WC, LED round cabinet, tiled splashbacks, tiled floor.



BEDROOM:

Double glazed window to front, radiator.

BATHROOM:

Double width walk in shower with rain head and hand held attachment, chrome heated towel rail, basin with storage beneath LED mirrored cabinet, WC.

SITUATION:

This first floor apartment is situated in a prestigious development in Pinewood Gardens. It is conveniently positioned close to Southborough's shops, local amenities and bus services. The larger towns of Tunbridge Wells, 2 miles distant and Tonbridge, 3 miles distant, offer multiple shopping facilities, leisure and recreational facilities, together with mainline stations providing fast services to London and the South Coast

TENURE:

Leasehold - 999 years from 1st January 2019

Service Charge - currently £3626.04 per annum

Ground Rent - currently £495.00 per annum

Note - 1% payable to McCarthy & Stone

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:

E

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

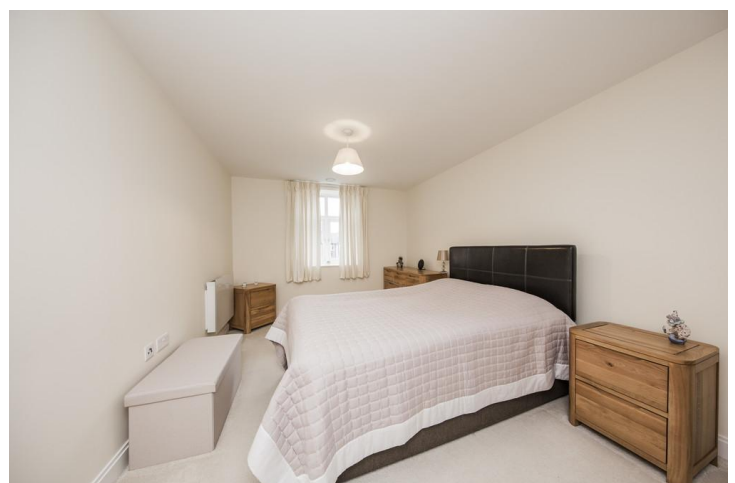
Services - Mains Water, Electricity & Drainage

Heating - Electric

Restrictions - Age restricted retirement

Accessibility/Adaptations - Lift to all floors

The Lease states the age restriction is 60 for a single owner or 55 for joint owners.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 808 ft² ... 75.1 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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 Tunbridge Wells 01892 511211
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