



WOOD & PILCHER



- 3 Bedroom Apartment
- Private Rear Garden
- Lounge/Dining Room with Open Fire
- Period Features
- Share of Freehold
- Energy Efficiency Rating: E

Park Road, Southborough

£265,000

woodandpilcher.co.uk

**Flat 3, 11 Park Road, Southborough, Tunbridge Wells,
Kent, TN4 0NU**

This spacious three bedroom first floor apartment is situated within an attractive converted Victorian building comprising just four apartments and has the unusual benefit of having its own rear garden. The three bedrooms are a good size, with large sash windows to allow plenty of light. The lounge/ dining room has lovely double doors leading to the a small balcony, and the benefit of a working open fire to cosy up next to on chilly winter evenings. The kitchen and bathroom are modern and the whole apartment is presented in good condition. There is a share of freehold and it is being offered for sale with a brand new lease. We highly recommend an early internal viewing.

The accommodation is as follows:-

Pathway on the left hand side of the building leads to the property:

COMMUNAL ENTRANCE:

Stairs to first floor landing, entrance door to:

ENTRANCE HALL:

Two radiators with covers, power points, wall mounted meter cupboard, built in coats cupboard.

LOUNGE/DINING ROOM:

A generous room with cornice to ceiling and ceiling rose, feature open fireplace with cast iron log basket, built in cupboards and shelving to alcove, wood effect flooring, large bay window with side windows and central French doors opening onto a small balcony with wrought iron balustrade.

KITCHEN:

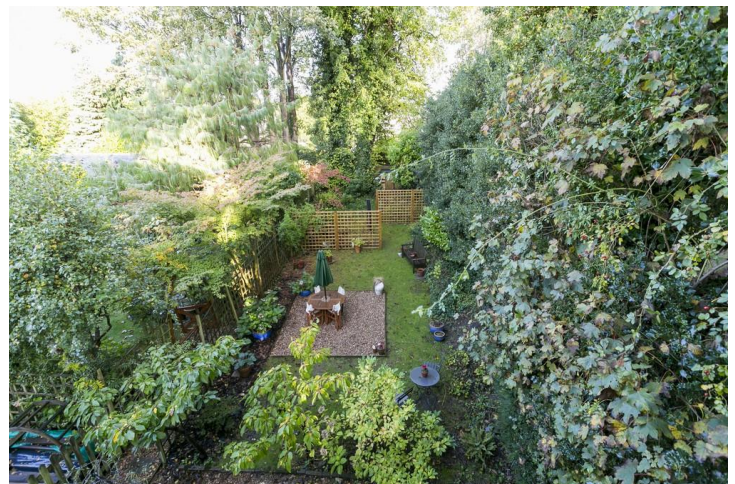
Fitted with a range of wall and base units with work surfaces over, stainless steel one and a half bowl single drainer sink unit, built in dishwasher, fitted electric double oven, gas hob with filter hood above, tiling adjacent to work surfaces, space for washing machine and fridge/freezer, built in larder cupboard, side window and glazed panelled door giving access to the rear which in turn leads to a shared stairway leading down to the garden. Adjoining the rear door of the kitchen is a built in cupboard containing a gas fired boiler and hot water tank.

BEDROOM 1:

Two sash windows to front, power points, double radiator, feature rail, built in wardrobe with cupboard above.

BEDROOM 2:

Double glazed window to rear, single radiator, picture rail, recessed storage cupboard and built in wardrobe.



BEDROOM 3:

Sash window to front, double radiator, power points, built in wardrobe.

BATHROOM:

White suite comprising of a panelled bath with mixer taps and wall mounted shower, glazed folding shower screen, tiled shower area, low level WC, pedestal wash hand basin, tiled floor, towel rail/radiator, double glazed window.

OUTSIDE:

At the rear, the property enjoys a good sized private garden, mainly being laid to lawn with flower beds and borders, fencing and trees to boundary, storage shed, side access to front.

SITUATION:

The apartment is situated in a detached residence, converted into four apartments, and is situated in a pleasant non-estate location comprising of a mixture of Victorian homes and purpose built apartments. The property is within a quarter of mile walking distance of Southborough with its shops and local amenities, the area is also well known for its close proximity to many well regarded primary and secondary schools. Tunbridge Wells and Tonbridge town centres are each approximately 2 mile distant offering a wider range of shopping facilities together with mainline stations providing fast and frequent services to London and the South Coast. The property is well located for access onto the A21 dual carriageway which provides a direct link onto the M25 London orbital motorway. The area is also well served with good recreation facilities including local parks, Tunbridge Wells Sports and Indoor Tennis Centre on St Johns Road and the Knights Park Leisure Centre with its multi screen cinema, ten pin bowling complex and private health club.

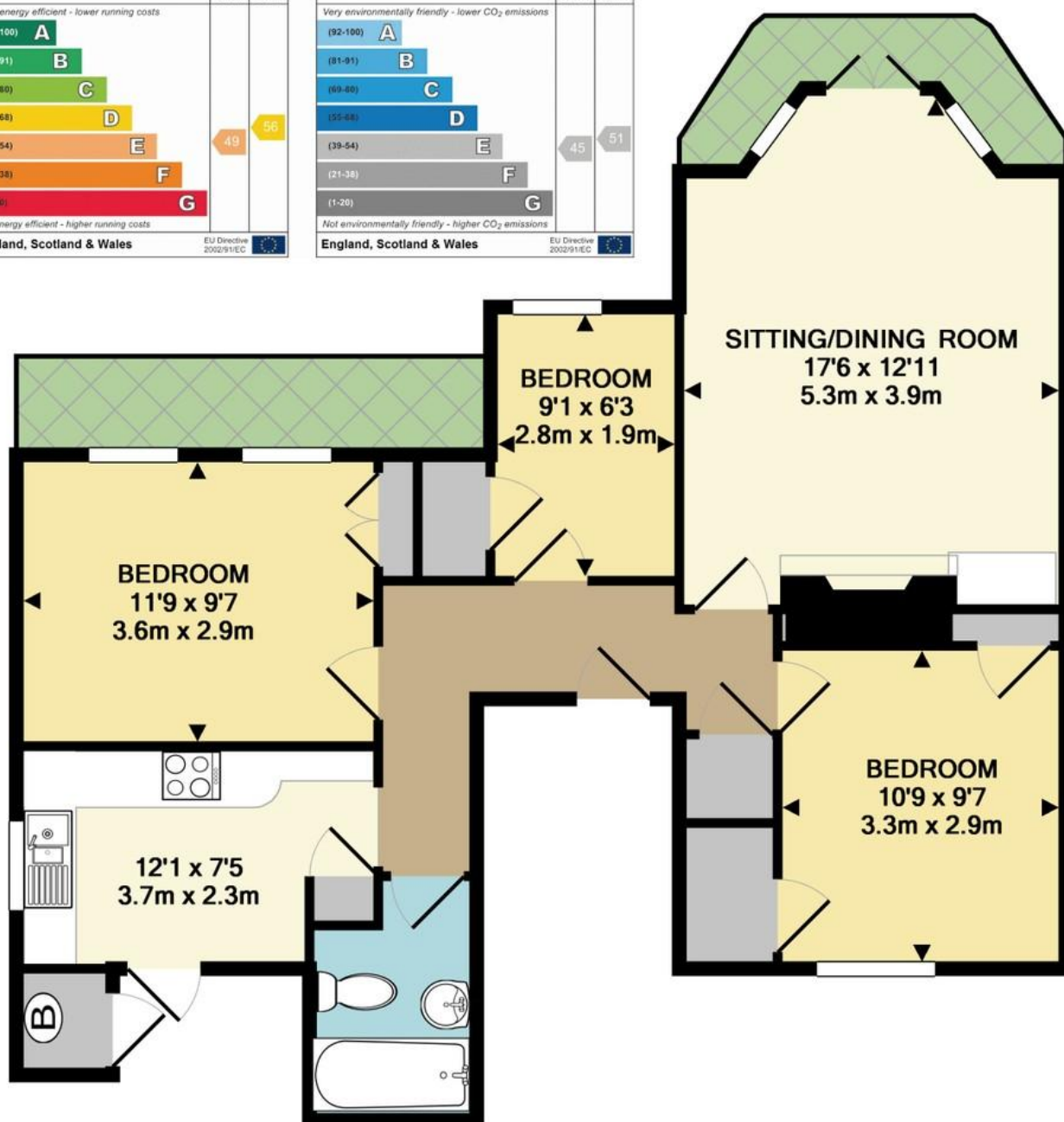
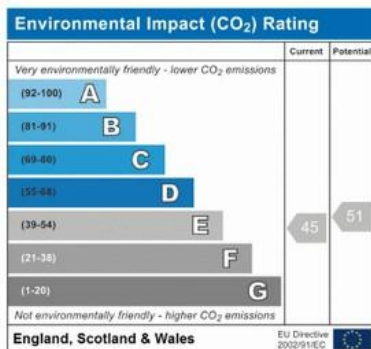
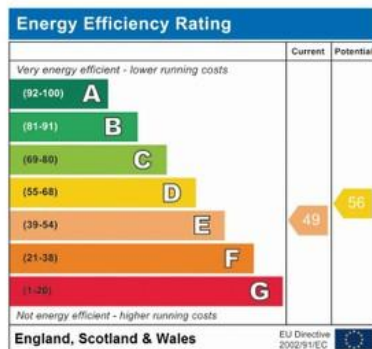
TENURE:

Share of Freehold.

VIEWING:

By appointment with Wood & Pilcher 01892 511311





TOTAL APPROX. FLOOR AREA 742 SQ.FT. (68.9 SQ.M.)

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. 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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