



WOOD & PILCHER



- Split Level Apartment
- Private Entrance
- Two Double Bedrooms
- White Gloss Kitchen
- Feature Fireplaces
- Energy Efficiency Rating: D

London Road, Southborough

£215,000

woodandpilcher.co.uk



116a London Road, Southborough, TN4 0PN

A recently refurbished two bedroom apartment, benefitting from a newly fitted kitchen and with pretty period features to include exposed floorboards and feature fireplaces.

Tucked away and approached by a flight of wrought iron stairs, the private entrance to this split level apartment, opens into the well presented and newly fitted kitchen/diner. The charming living room sits to the front of the property and has a wonderful homely feel with an open fireplace. Stairs lead to the upper level where the two double bedrooms can be found along with the shower room. Both bedrooms are of a good size and have characterful exposed wooden floorboards. We highly recommend an early internal viewing to fully appreciate the space and privacy that this charming split level apartment offers.

KITCHEN/DINER:

Wooden front door, radiator, double glazed window to rear, a range of white gloss wall and base units with a solid wood worksurface above, space for a fridge/freezer, space for washing machine, integrated oven and electric hob, integrated dishwasher, butler sink with mixer tap,



cupboard housing boiler, sunken ceiling spotlights. Door to:

HALLWAY:

Stairs to second floor, under stairs storage area, glass panelled door to cloakroom;

CLOAKROOM:

Frosted double glazed window to side, radiator, wash basin, WC, partly tiled walls, radiator.

LIVING ROOM:

Double glazed window to front, radiator, open fireplace with wood surround, shelving in alcove to one side of chimney breast.

LANDING:

Loft access.

BEDROOM:

Double glazed window to front, exposed floorboards, feature fireplace with wood surround, shelving to one side of chimney breast.

BEDROOM:

Double glazed window to rear, exposed floorboards, radiator, built in wardrobes to either side of chimney breast.

SHOWER ROOM:

Glass panelled shower cubicle, shower with mixer tap, wash basin, radiator, frosted double glazed window to side, partly tiled walls.

TENURE:

Leasehold

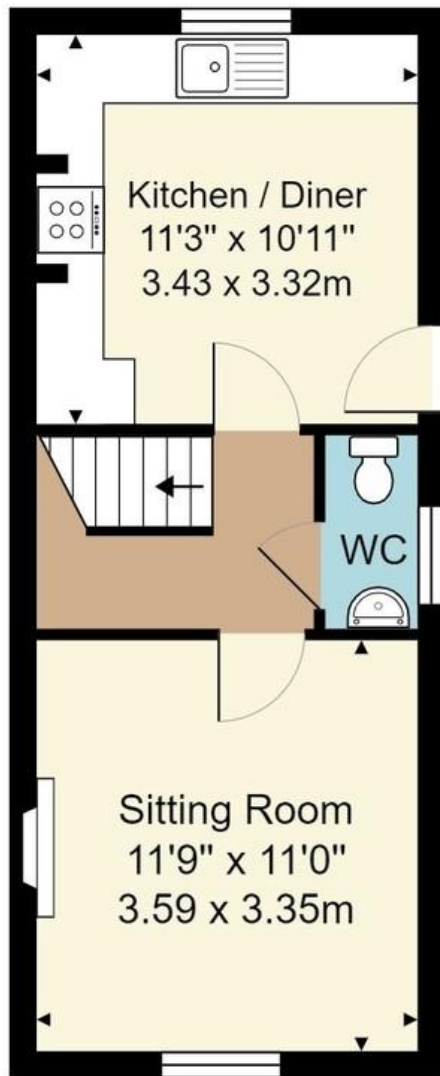
VIEWING:

By appointment Wood & Pilcher 01892 511311

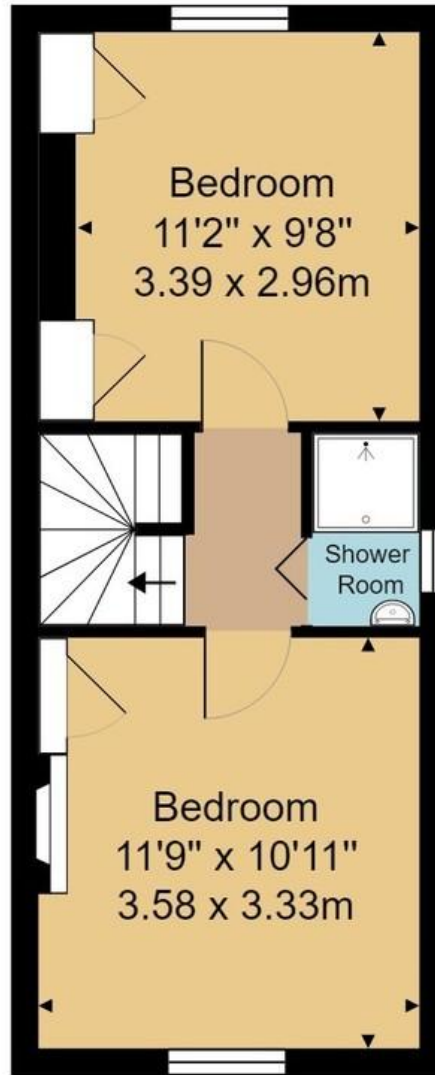
SITUATION:

The property is situated in a popular residential road being 0.1 mile of Southborough's local shops and amenities along within easy reach of a good selection of state and independent schools catering for a wide range of age groups. For a wider range of amenities there are the town centres Tunbridge Wells being 2 mile distant and Tonbridge being 2.2 mile distant with extensive shopping facilities, cafes, restaurants and bars. These towns together with High Brooms all have mainline stations offering fast and regular trains services to London and the South Coast. The property is also conveniently located for access onto the A21 dual carriageway which provides a direct link onto the London Orbital Motorway. The area is well served with good recreational facilities including the Tunbridge Wells Sports and Indoor Tennis Centre in St Johns Road and the out of town Knights Park Leisure Centre which has a tenpin bowling complex, multi screen cinema and private health club.

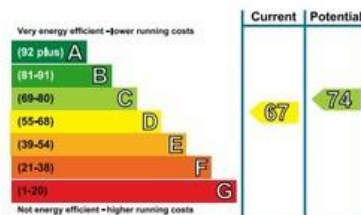




Ground Floor



First Floor



Approx. Internal Floor Area 638 sq. ft / 59.3 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. 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.

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