



Flat 4, 110 London Road, Southborough, Tunbridge Wells, TN4 0PN

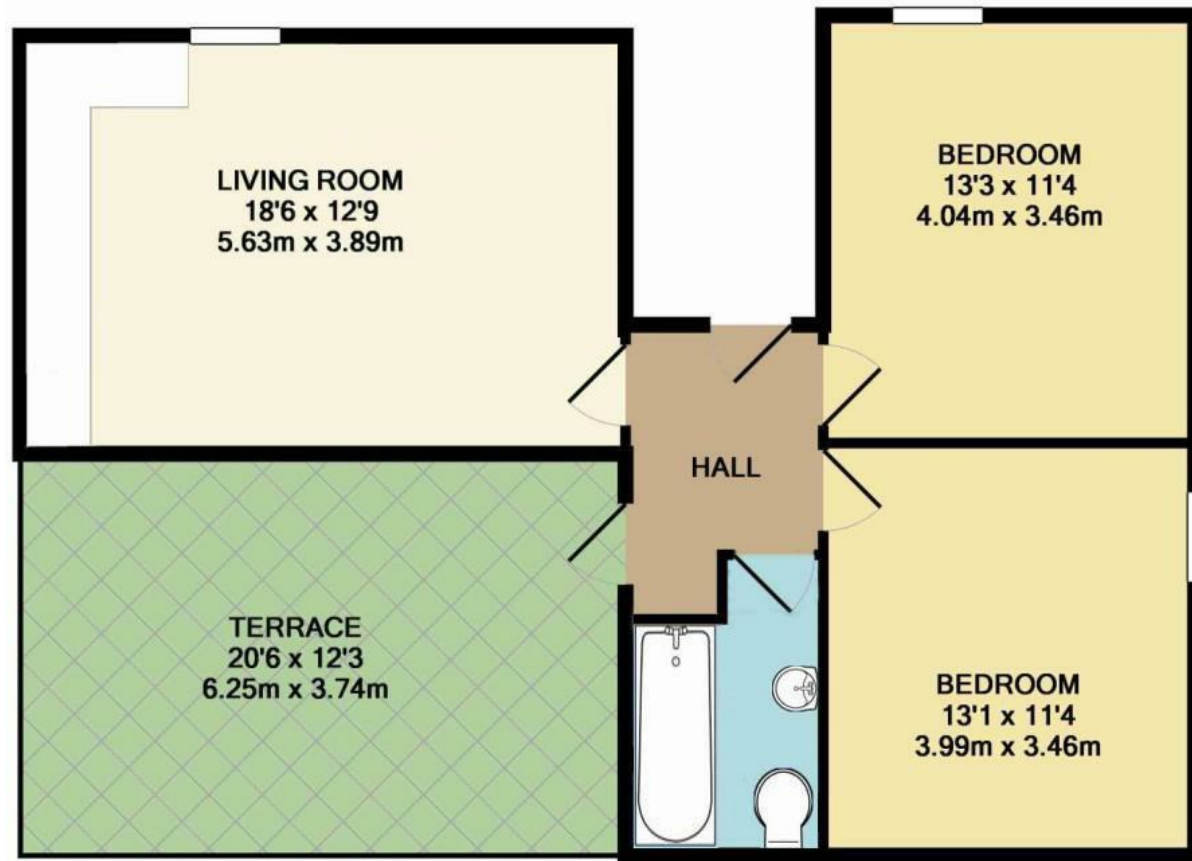
Asking price £240,000

Jack Charles
Estate Agents

Sales & Lettings

- NO FORWARD CHAIN
- Openplan Kitchen / Living Room
- Central Location
- Top Floor Two Bedroom Flat
- Family Bathroom
- Gas Central Heating
- Roof Terrace
- Recently Improved
- Viewings Recommended

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Total Internal Area
668 Sqft
(62 Sqm)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Important Notice:
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To Be Sold

Jack Charles are delighted to offer for sale this well appointed and presented top floor flat situated in the heart of Southborough. The property offers light, bright accommodation and has been subject to much improvement and has the added benefit of its own large roof terrace.

You enter at the rear to a communal area with stairs up to the second floor and a door leading into a private entrance hall. with doors to all rooms and the roof terrace. There is a spacious living room with an open plan kitchen area which is fitted with a range of cupboards and drawers, wooden worktops and integrated appliances. There is plenty of natural light coming from the velux windows. There are two good sized double bedrooms and a modern bathroom which has recently been fitted.

The roof terrace is a wonderful size and has views over the surrounding area and countryside it is a fantastic addition to the property. other benefits include gas central heating and NO FORWARD CHAIN.

Southborough Location

The town of Southborough lies just a couple of miles south of Royal Tunbridge Wells and north is the vibrant town of Tonbridge, both of which have rail services to London, the more popular and frequent station being Tonbridge approx 33 minutes. If you are travelling by car, the A21 can be accessed a mile away in the direction of Tonbridge, which in turn gives access to the M25 and the national motorway network, Gatwick and Heathrow airports and the Channel Tunnel terminus. Southborough itself offers a number of local shops and cafes with nearby Tonbridge & Tunbridge Wells providing a more comprehensive shopping with Victoria Place and the High Street and Business parks near by, as well as independent clothes and furniture shops. The ever popular Pantiles is also a main attraction in Tunbridge Wells as is the River and Castle in Tonbridge. Locally There is the benefit of excellent schools in both then private and state sector for all levels making this a great place to raise a family.





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<p>6 London Road Tunbridge Wells Kent TN1 1DQ Tel: (01892) 621 721</p>	<p>191 High Street Tonbridge Kent TN9 1BX Tel: (01732) 75 75 80</p>
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E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

