



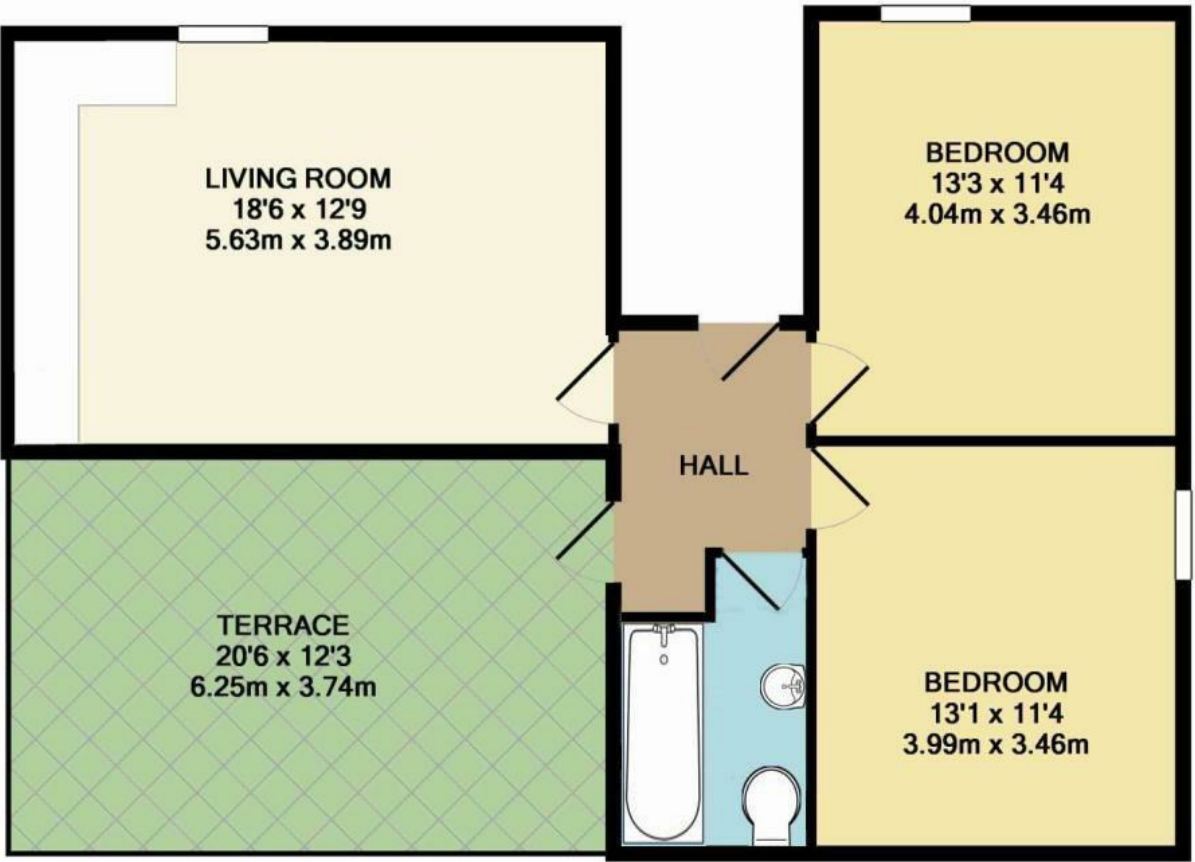
Flat 4 St Ledgers House, 110 London Road, Southborough, Tunbridge Wells, TN4 0PN Guide Price £225,000 - £250,000

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
- 999 Year Lease
- 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		
(69-80) C	77	77
(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:
 These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

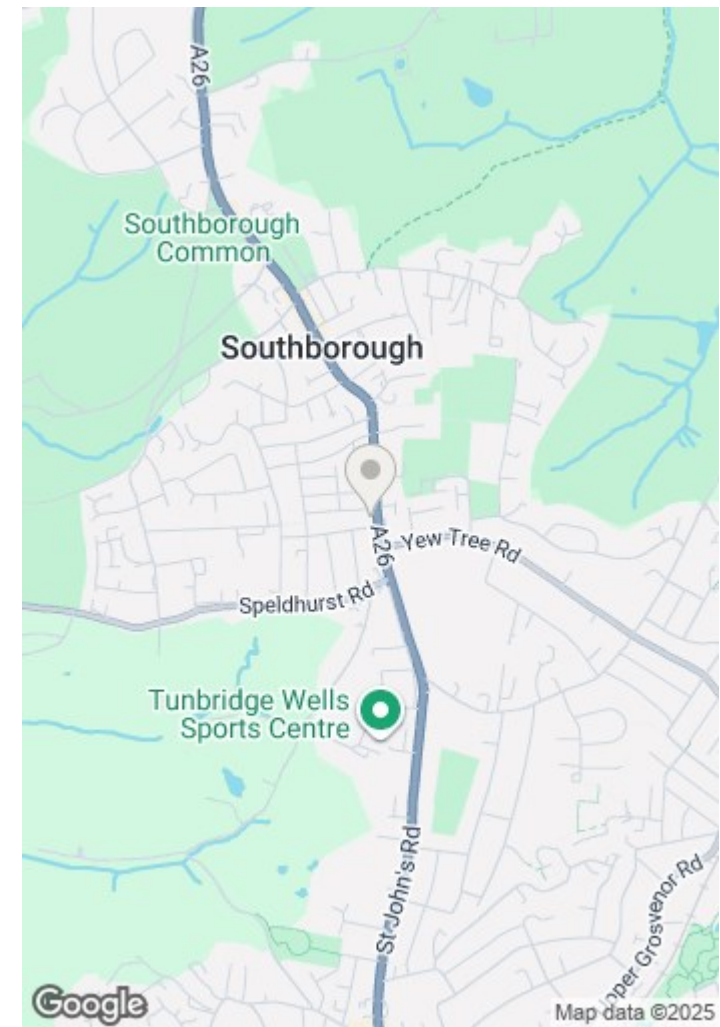
Jack Charles are delighted to offer for sale this well appointed and presented top floor flat situated in the heart of Southborough. The property offers light, bright accommodation and has been subject to much improvement and has the added benefit of its own large roof terrace.

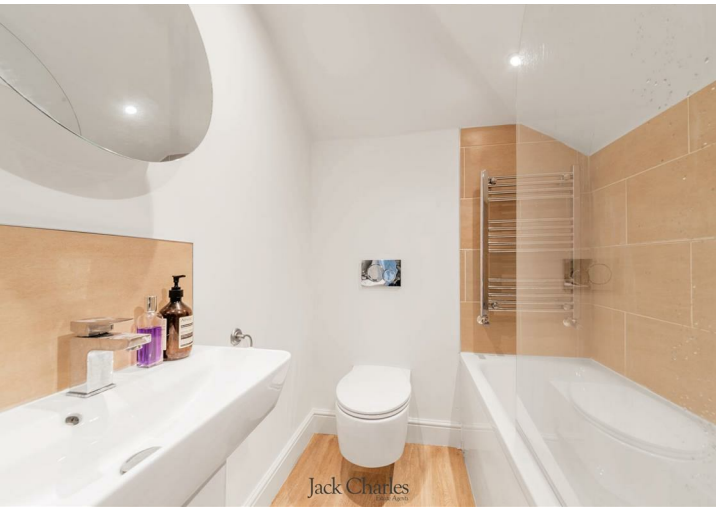
You enter at the rear to a communal area with stairs up to the second floor and a door leading into a private entrance hall. with doors to all rooms and the roof terrace. There is a spacious living room with an open plan kitchen area which is fitted with a range of cupboards and drawers, wooden worktops 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, a long lease of 999 years 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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