



Apartment 9, Manor Fields, London Road, Southborough TN4 0RG  
Price: £500,000 - £525,000 Leasehold (Share of Freehold)

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





- \*Exclusive Apartment by Millwood Designer Homes \*Three Bedrooms
- \*Communal Entrance with Video Entry \*Private Entrance Hall
- \*Living room with Stone Fireplace and French Doors to Communal Gardens
- \*Double Aspect Kitchen/Breakfast Room \*Two Double Bedrooms each with En Suite
- \*Bedroom Three/Dining Room \*Cloakroom \*Garage Parking in nearby Block
- \*Landscaped Communal Gardens enjoying Far Reaching Views
- \*Visitor Parking \*No Onward Chain

#### Description

Manor Fields is a small exclusive development by Millwood Homes of just two detached family homes and ten superior apartments, favourably located in a private road close to Southborough common and enjoying enviable views overlooking the valley. This ground floor apartment offers quality, luxury and superb attention to detail and two double bedrooms both with en-suite facilities. Spacious kitchen/breakfast room and an excellent living room with stone fireplace and a delightful rural outlook. Additional benefits include a nearby garage ensuring convenience and practicality.

#### Accommodation:-

- Communal entrance hallway with exterior and interior lighting, tiled flooring, lift and staircase to first and second floors and access to ground floor apartments.
- Private entrance hallway with video entry phone system, fitted alarm system, built in storage cupboard and built in airing cupboard containing Megafluo Heatrae Sadia hot water tank. Cloakroom comprising close coupled toilet, pedestal basin, tiled flooring, wall tiling to half height with decorative border and opaque window.
- Kitchen/breakfast room a spacious dual aspect room fitted with a range of Alno light wood finish wall mounted and base units of cupboards and drawers, finished with granite worktops and upstands. Built in Bosch appliances including dishwasher, washer dryer, four ring gas hob and single oven with extractor hood over. John Lewis integrated washing machine. Tall Bosch integrated fridge/freezer, eye level Bosch microwave, stainless steel sink unit, cupboard housing newly installed Ideal gas boiler plus programmer, Porcelanosa tiled flooring, recessed ceiling lighting and under cabinet lighting.
- Sitting room with triple aspect and delightful sweeping views over the gardens and countryside beyond. Feature stone fireplace with hearth, mantelpiece and incorporating fitted gas coal effect fire, French doors to the garden with side windows, and door to private terrace, wall light points and recessed ceiling lighting.
- Dining room/bedroom three enjoying lovely views over the garden and countryside and recessed ceiling lighting.
- Dual aspect main bedroom enjoying views, side door leading to a private terrace, full height mirrored sliding wardrobes and recessed ceiling lighting. En-suite bathroom comprising panelled bath with mixer tap and hand shower attachment. Separate tiled shower enclosure, pedestal basin, close coupled toilet. Porcelanosa tiled flooring and half tiled walls with decorative border, shaver socket, recessed ceiling lighting and heated towel rail.
- Second bedroom with fitted mirrored sliding wardrobe and en-suite shower room comprising tiled shower cubicle, pedestal basin, close coupled toilet, Porcelanosa tiled flooring and half tiled walls with decorative border, heated towel rail, shaver socket and recessed ceiling lighting.



- Attached garage with electric up and over roller door, power and light.
- Manor Fields is approached along a private road with visitor parking. Neatly maintained shared gardens to the front and a large expanse of lawned communal gardens to the rear enjoy a stunning outlook. There is also outside lighting, communal water taps and bin store.
- Tenure: Share of Freehold. 979 years remaining on lease (999 year lease from 2004).
- Services & Points of Note: All mains services. Gas fired central heating. Double glazed windows. Alarm system and audio sound system.
- Current Ground Rent: £200p/a. Service charges for 2024 £4,012.71, covering building insurance, building and garden maintenance and lifts. Permission of management committee required to keep a pet.
- Council Tax Band: E – Tunbridge Wells Borough Council. EPC: C

#### Situation

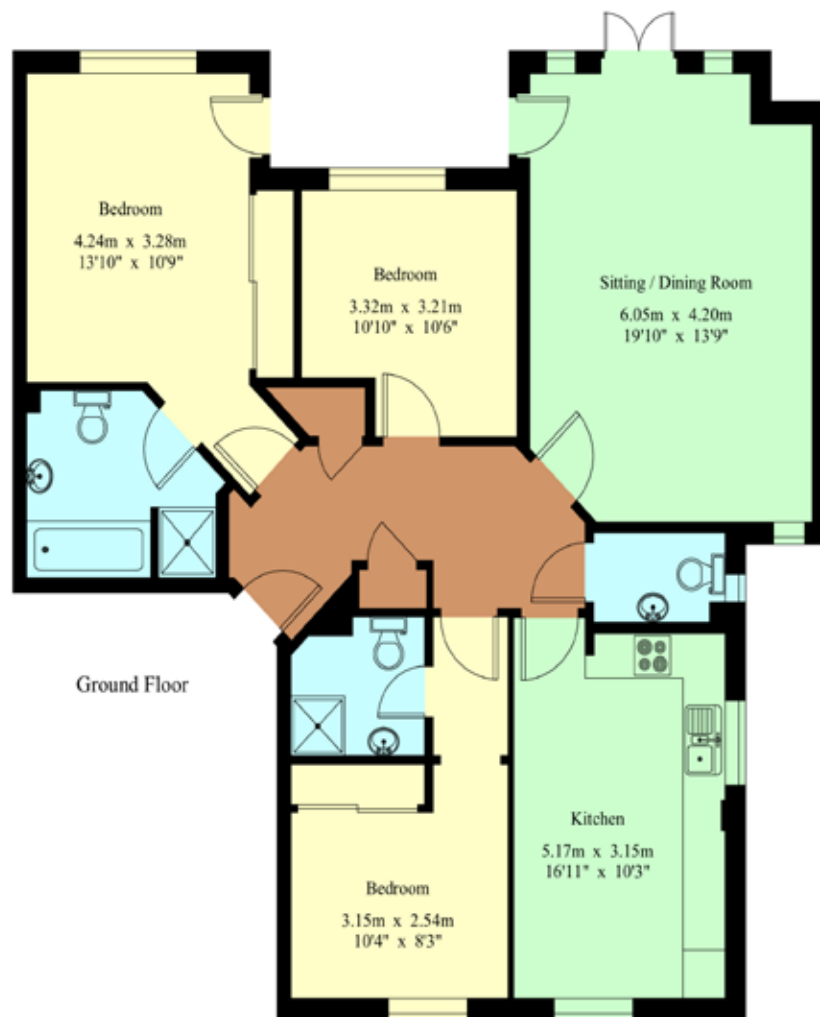
Southborough is located a couple of miles outside the spa town of Tunbridge Wells with Tonbridge to the South and the A26 passing through it, allowing easy access to the M25 motorway network from the A21 bypass. Nearby Southborough Common is a conservation area with Southborough Cricket Club very much part of the community, St.Peters Church and beautiful woodland walks to enjoy. Southborough enjoys many local independent shops and a Hub with a new medical centre, library and theatre/hall. The more extensive shopping facilities in both Tonbridge and Tunbridge Wells are nearby as is the historic Pantiles. The area is popular with commuters being only 2.4 miles from Tonbridge Station with fast services to London/Charing Cross/Cannon Street and London Bridge.



Viewing Strictly By Appointment

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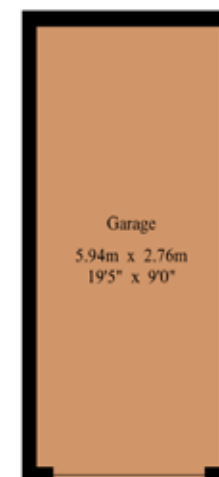


Ground Floor

## Apartment 9, Manor Fields

**Apartment - Gross Internal Area : 108.2 sq.m (1164 sq.ft.)**

**Garage - Gross Internal Area : 16.3 sq.m (175 sq.ft.)**



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