



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Living Space
- Communal Garden
- Off Road Parking
- Energy Efficiency Rating: C

**Park Road, Southborough**

**£230,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



**6 Southborough Court, Park Road, Southborough,  
Tunbridge Wells, TN4 0NT**

Situated in a 1960's building which is well maintained the property offers well proportioned accommodation comprising a large open plan kitchen/living room with a breakfast bar and space for all the expected appliances. The lounge affords access to the communal gardens, with the kitchen having a front aspect. There are two bedrooms which are both doubles and also have fitted wardrobes to each. The apartment has recently had new carpets laid as well as non slip vinyl flooring in the shower room and has also been recently repainted throughout. Outside are communal gardens which are very well maintained and off road parking for residents coupled with a car port. Being brought to the market with NO CHAIN we would highly encourage an early appointment to fully appreciate this property.





**COMMUNAL ENTRANCE HALL:**

Double glazed doors into hallway, stairs to all floors.

**ENTRANCE HALL:**

Solid wooden door, telephone entry system, storage cupboard.

**LIVING ROOM:**

Fitted carpet with double glazing window and door leading to the communal garden, radiator, phone point, tv aerial point, integrated cupboard with shelves.

**KITCHEN:**

Fitted shaker style units with laminate work surfaces, glass hob with extractor hood above and electric oven fitted underneath, stainless steel 1 1/2 sink with drainer and mixer taps, double glazed window to front, space for washing machine, tumble dryer and fridge freezer, tiled splashbacks, boiler, cupboard housing gas and electric meters, tiled flooring.

**BEDROOM:**

Fitted carpets, double glazed window to rear, radiator, integrated double wardrobe.

**BEDROOM:**

Fitted carpets, double glazed window to front, radiator, integrated cupboard with hanging rail.

**SHOWER ROOM:**

Vinyl flooring, double glazed window to front, mira thermostatic shower in tiled wall cubicle with glass door, low level WC, hand wash basin on vanity unit, radiator, hand rail.

**OUTSIDE:**

Communal gardens to rear which are mainly laid to lawn with mature trees and shrubs.

Allocated car port space.

**VIEWING:**

By appointment Wood & Pilcher 01892 511311

**COUNCIL TAX BAND:**

C

**TENURE:**

Share of Freehold with a 999 lease from 1st November 1961

No ground rent

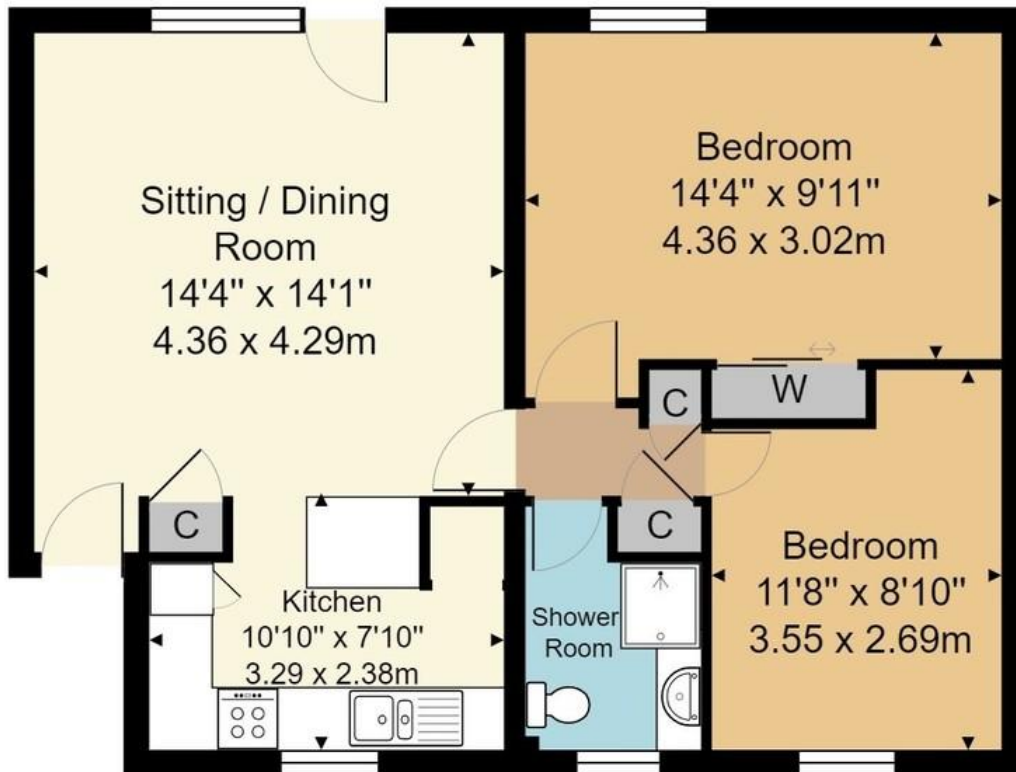
Service charge - currently £1,140 per annum which can be paid annually, monthly or quarterly.

Reserve fund in place

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Approx. Gross Internal Area 621 ft<sup>2</sup> ... 57.7 m<sup>2</sup>

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 or tenant. 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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