



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Second Floor Retirement Apartment
- One Double Bedroom
- Age Restricted (Over 60's)
- Lovely Communal Gardens
- Allocated Parking Space
- Energy Efficiency Rating: C

Pennington Road, Southborough

£170,000

woodandpilcher.co.uk

Flat 11 Denington Court, Pennington Road, Southborough TN4 0SQ

Denington Court is a popular development exclusive for the over 60's. The building is well maintained throughout, with tidy, well presented communal areas and delightful rear gardens. Situated on the second floor, the apartment can be accessed either by stairs or lift. Inside you're greeted by a spacious landing with two fitted cupboards and a roof lantern flooding the space with light. The living/dining room is a lovely room, with views over the pristine rear gardens. It has space for large sofas along with table and chairs. The kitchen is conveniently accessed from the living/dining room and has an array of fitted cabinets and worksurfaces. There is a combined oven/grill with electric hob top and extractor above. In addition, there is space and plumbing for a washing machine and tall fridge freezer - both of which can be made available with the property. A window above the sink gives delightful views of the garden. The double bedroom is another good sized room and again enjoys views of the rear gardens. It has two fitted wardrobes and has further space for additional bedroom furniture. Completing the apartment is the shower room which is fully tiled and has a wide walk-in shower, WC, wash basin with storage and LED lit mirrored cabinet. Outside, the property has beautiful front and rear gardens with a plethora of mature flower beds, plants and trees. It is a peaceful haven with seating areas and large lawns. The apartment has its own allocated parking space and there is additional parking for visitors. Available chain-free.

Communal entrance with seating area, stairs and lift to all floors, Apartment on second floor.

ENTRANCE HALL:

Carpeted, roof lantern, telephone entry, two fitted cupboards offering storage, one housing the fuse board, radiator.

SITTING/DINING ROOM:

Really light and airy, electric fire with attractive surround, carpeted, radiator, space for sofas and table and chairs.

KITCHEN:

Wood effect flooring wall and floor cabinets, wood effect work surfaces, oven and grill with electric hob and extractor, wall mounted combi boiler, one and half sink and drainer, tall window with garden views, space for washing machine and tall fridge/freezer.

BEDROOM:

Double, tall window, two fitted wardrobes, carpeted, radiator.



SHOWER ROOM:

Tiled effect lino flooring, wide walk in shower, tiled walls, chrome heated towel rail, WC, wash hand basin with fitted storage, LED lit mirror, extractor.

OUTSIDE REAR:

Beautiful communal gardens with mature flower beds, plants and trees, seating area, one allocated parking space.

SITUATION:

The property is ideally situated in a popular residential part of Southborough close to local shops, bus services with good access to local schools, many within walking distance and a wide range of amenities. The area is well known for its close proximity to many well regarded primary, secondary and grammar schools. Tunbridge Wells and Tonbridge town centres are respectively 1.7 miles and 2.6 miles distant offering a wider range of shopping facilities. Mainline stations are located in both towns as well as in High Brooms, 0.9 miles away and all offer fast and frequent train services to London & the South Coast. The property is also situated for access onto the A21 which provides a direct link onto the M25 London orbital motorway. The area is also well served with good recreational facilities including Tunbridge Wells Sports and Indoor Tennis Centre in St Johns Road and the out of town Knights Park Leisure Centre which includes a tenpin bowling complex, multi screen cinema and private health club.

TENURE:

Leasehold

Lease – 996 Years from 2021

Service Charge - currently £1898.40 Per Annum

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

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

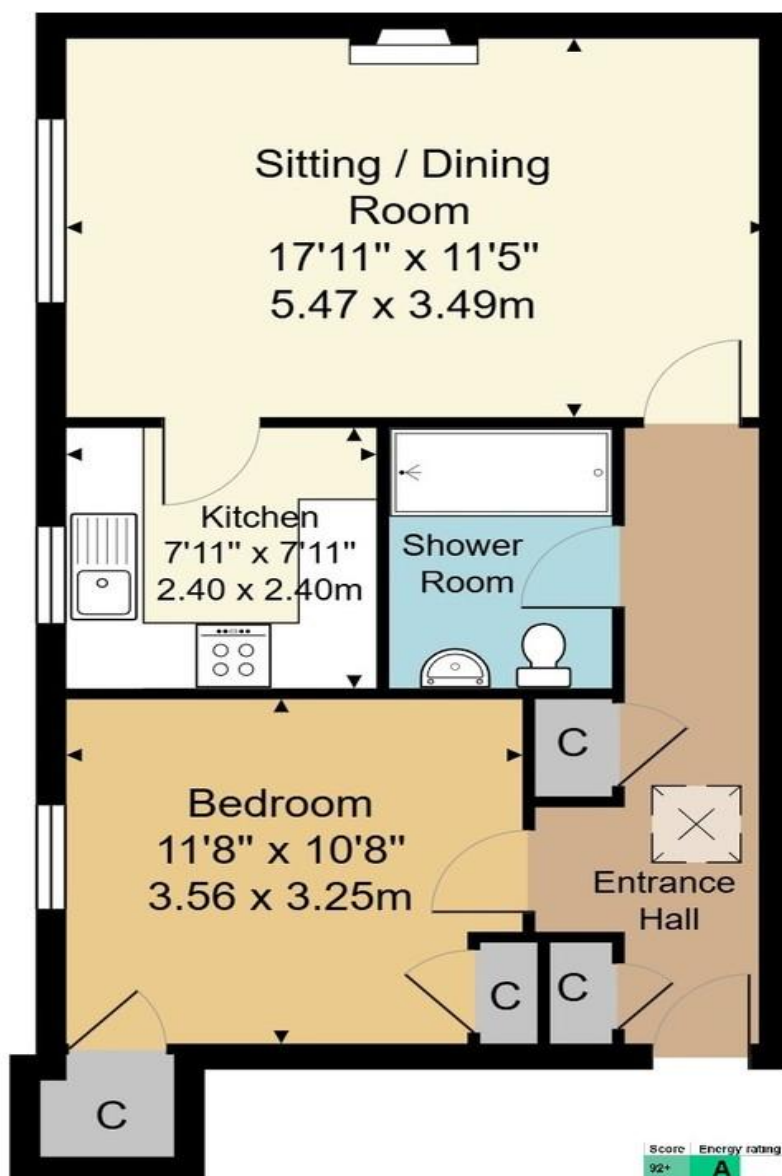
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

Restrictions - Age Restricted – Over 60's





Approx. Gross Internal Area 551 sq. ft / 51.2 sq.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item 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 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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 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
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