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*Sales, Lettings, Land & New Homes*



- Second Floor Retirement Apartment
- One Double Bedroom
- On Site Residents Manager
- Age Resitricted
- Communal Car Park
- Energy Efficiency Rating: B

**Springfield Road, Southborough**

**£115,000**

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



**36 Brookfield Court, Springfield Road, Southborough,  
Tunbridge Wells, TN4 0LY**

Situated on the second floor of this purpose built, retirement complex is this well presented, one double bedroom apartment. Benefiting from lots of natural light from its west facing aspect the property also enjoys views of the lovely communal garden. The living/dining room is a fantastic size, with plenty of room for chunky sofas and table and chairs. It's clever L-shape allows for easy definition of both dining and living areas. Double doors lead to the kitchen. The kitchen has many fitted cabinets and includes a fitted fan oven, hob with extractor, sink with drainer along with under counter fridge and freezer. The bedroom is a large double room with space for furniture and large mirrored fitted wardrobes. It has plenty of natural light along with views to the communal gardens. Completing the apartment is the large shower room with wide walk in shower with fold down seat and rails, WC, wash basin, along with a useful fitted airing cupboard housing the water cylinder. Brookfield Court is a fantastic alternative to costly care and offers both independency along with peace of mind. An on site manager offers reassurance to residents and each of the rooms in the apartment have alarm cords in case of emergency. Communal facilities include a useful residents laundry room, lounge and lovely maintained gardens with patio area.

**ENTRANCE HALL:**

Carpeted, alarm cord, fitted cupboard with shelves, coat rails, fuseboard and meter.

**SITTING/DINING ROOM:**

L-shaped, several raised plug points, light and airy, views over gardens, space for sofas and table and chairs, electric radiator, alarm cord, double doors to kitchen.

**KITCHEN:**

Lots of natural light, views over gardens, floor and wall cabinets, light coloured worktops, fitted electric fan oven, four ring electric hob, extractor, under counter fridge and freezer, fan heater, sink and drainer, alarm cord.

**BEDROOM:**

Large double, carpeted, tall window, light and airy, garden views, mirrored fitted wardrobes, room for additional bedroom furniture, alarm cord.

**SHOWER ROOM:**

Lino flooring, wide walk in shower with handrail and mobility seat, part tiled, WC, wide wash basin with fitted storage, mirrored cabinet, electric heated towel rail, deep fitted airing cupboard housing cylinder and with shelving for linen, alarm cord.





### COMMUNAL LAUNDRY ROOM

Ironing board, two Miele washing machines, two Miele tumble dryers, large sink.

### COMMUNAL LOUNGE

Carpeted, plenty of armchairs, kitchen facilities, table and chairs, games cupboard, doors to patio and gardens with outdoor seating, mature flowerbeds.

### 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

125 years from 22 February 1999 (99 years remaining)

Service Charge £1,774 every six months

Ground Rent £330.00 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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Electric

Restrictions - Age Restricted - 60 or 55 if a couple



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 85 B    | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Approx. Gross Internal Area 485 ft<sup>2</sup> ... 45.0 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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