



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Split Level Maisonette
- Three Bedrooms
- Private Rear Garden
- En-Suite WC To Main Bedroom
- Kitchen With Private Balcony
- Energy Efficiency Rating: D

Broomhill Park Road, Southborough

£315,000

woodandpilcher.co.uk

70 Broomhill Park Road, Tunbridge Wells, TN4 0JZ

Set back from the road behind a mature hedgerow and lawn is this fantastic, purpose built maisonette. A private, covered entrance door opens into the hall, with space for coats and shoes. Stairs from here take you to a spacious landing on the first floor. The living/dining room is in front of you and is a light and airy space with room for sofas and large table and chairs. Next to the living/dining room is the well presented kitchen with its array of fitted cabinets, integrated white goods along with direct access to the private balcony. There are two bedrooms, one being a spacious double with fitted storage and the other being a small double or large single bedroom. A family bathroom includes a bath with shower over, WC, wash basin, chrome heated towel rail and frosted window. A second flight of stairs with tall ceiling and Velux window takes you up to the main bedroom with ample fitted storage, four Velux windows with blinds and a useful en-suite cloakroom. Outside, the private garden offers a good sized lawn with mature plants and shrubs. There are three sheds, although the larger of the sheds does require replacing. In addition, there is an outside power point.

Private ground floor entrance into hallway:

ENTRANCE HALL:

Window, laminate flooring, space for coats and shoes, radiator, carpeted stairs to first floor landing.

SITTING/DINING ROOM:

Wide window, wood effect laminate flooring, ceiling and wall lights, space for sofas and table and chairs, radiator.

KITCHEN:

Window to rear, wall and floor wood effect cabinets, granite effect worktops, breakfast bar, fitted oven and grill, four ring gas hob with extractor, fitted fridge/freezer, fitted dishwasher, space for washing machine, laminate flooring, radiator, door to balcony.

BEDROOM:

A double room, wide window, fitted storage, space for bedroom furniture and desk, carpeted, radiator.

BEDROOM:

A small double or large single room, wide window, plenty of space for furniture, carpeted, radiator.

BATHROOM:

Frosted window, bath with electric shower over, WC, wash basin, fully tiled walls, fitted cabinet, chrome heated towel rail, cork flooring.



Carpeted turning staircase with Velux window and blind to second floor:

BEDROOM:

A spacious double room, four Velux windows with fitted blinds, four fitted storage cupboards, wood effect flooring, radiator, en-suite toilet with WC and chrome heated towel rail.

OUTSIDE REAR:

Brick build storage shed and bin storage area, gate and path leading to garden, spacious lawn, mature plants and shrubs, three sheds, power point.

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 with a share of freehold
Lease - 125 years from 5th Dec 1988
Service Charge - Ad-hoc
Ground Rent - currently £0

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

COUNCIL TAX BAND: B

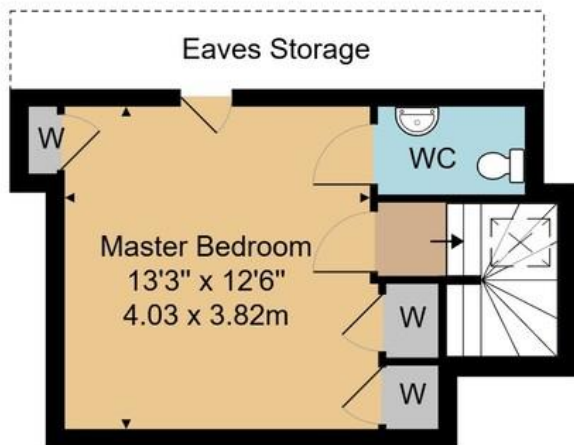
VIEWING:

By appointment with Wood & Pilcher 01892 511311

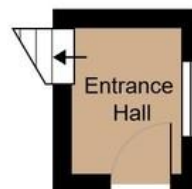
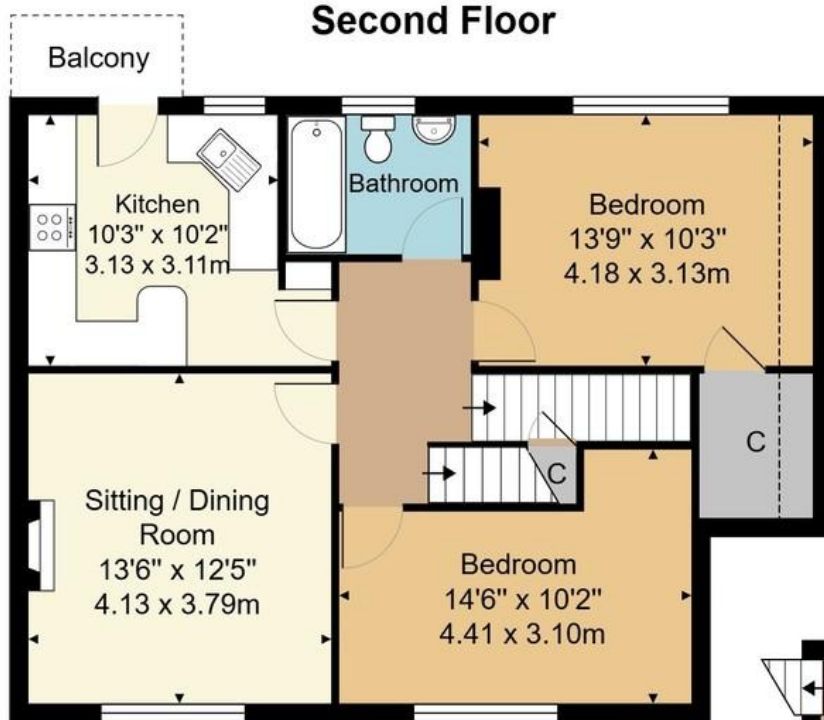
ADDITIONAL INFORMATION:

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	68 D
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1019 ft² ... 94.7 m²

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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Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

