



PARK ROAD
SOUTHBOROUGH – £335,000

 **WOOD & PILCHER**
Sales, Lettings, Land & New Homes

11 Park Road, Southborough

Southborough, Tunbridge Wells, TN4 0NU

The property can be entered via a private external staircase or through the communal internal staircase, shared with one flat and with both entrances being at the rear of the building. Inside a generous landing gives the sense of space and includes a particularly large, fitted cupboard for storage needs. The living/dining room sits to the front of the property, full of natural light from its southerly aspect along with new carpets and period windows that have recently been restored. A log burning stove with wooden surround adds charm and warmth to the room. There is plenty of space for sofas along with a table and chairs. The kitchen is accessed from the living room and is well presented with an array of fitted cabinets and smart solid wood worktops. There is a fitted fan oven with grill, four ring induction with extractor, sink and drainer along with space for a tall fridge freezer and dishwasher. An open archway from the kitchen opens through to the living/dining room adding convenience and allows you to socialise with guests as you cook. There is a window to the side and a glass door from the kitchen taking you to the stairs which provide garden access. The master bedroom is a fantastic size with endless natural light from its two side windows and French doors, with both giving elevated views. It has newly fitted carpets, a working period fireplace and ample space for bedroom furniture. Bedroom two is a double room with a fitted wardrobe, space for further furniture, new carpets and views to the garden through its rear window. Bedroom three is a single bedroom or otherwise an ideal home office. Completing the apartment is the well presented bathroom with separated utility space. The bathroom has a bath with rain head shower over, WC, wash basin, chrome heated towel rail and two frosted windows for light and ventilation. Separate from the bathroom itself is a useful area with space for both a washing machine and tumble dryer. Outside, a private and rather mature garden is perfect for those with children and/or pets. Mainly laid to lawn, the garden includes a landscaped pond, established trees, plants and shrubs along with garden shed with power.

Communal entrance door with carpeted stairs to property entrance

Entrance Hall

Front door into entrance hall with space for coats and a short flight of stairs to landing.



Landing

Fitted cupboard, fitted carpet and loft access.

Living/Dining Room

Log burning stove with wood surround, space for sofas and table and chairs, carpeted, radiator, two casement windows and opening to the kitchen.

Kitchen

High and low gloss white cabinets with solid wood worktops incorporating a wash basin and drainer. Fitted fan oven, 4-ring Bosch hob with extractor, space for slimline dishwasher and space for tall fridge freezer, Laminate flooring, radiator, window to side and door to garden.

Bedroom

A light and airy large double, dual aspect bedroom with space for wardrobes and further bedroom furniture. Working period fireplace, thick carpets, radiator, French doors and far reaching views.

Bedroom

Fitted wardrobe, space for further furniture, radiator, thick carpets and a wide window with views of the garden.

Bedroom

Single bedroom/study with space for furniture. Carpeted, radiator and a sash window.

Bathroom

Bath with rain head shower over, WC and wash basin. Space for washing machine and tumble dryer, chrome heated towel rail, extractor fan, laminate flooring and two frosted windows.

Outside Rear

Spacious established garden mainly laid to lawn with a garden pond with a selection of plants, trees and shrubs, and a shed with power.

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 - 999 years from 25th March 1979

Service Charge - currently £600.00 per annum

No Ground Rent

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

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Viewing

By appointment with Wood & Pilcher Southborough 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 Heating



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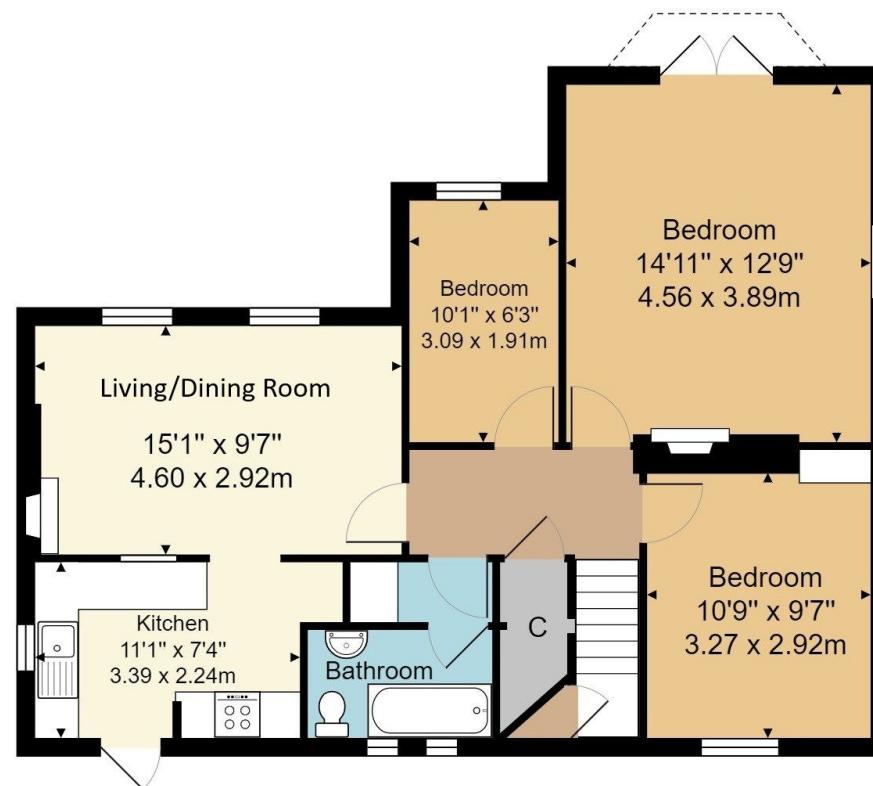
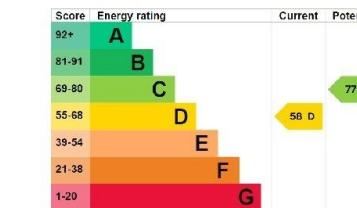
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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Approx. Gross Internal Area 769 ft² ... 71.4 m²

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.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

