



**SPELDHURST PLACE, SPELDHURST ROAD**  
SOUTHBOROUGH - GUIDE PRICE £265,000 - £285,000

Flat 11, Speldhurst Place, Speldhurst Road,  
Southborough, TN4 0JA

Communal Entrance Hall - Entrance Hall -  
Kitchen/Sitting/Dining Room - Two Bedrooms -  
Bathroom - Landscaped Communal Garden - Allocated  
Parking

This delightful two bedroom apartment is situated within a popular development with the benefit of an allocated parking space and communal garden. Set back from the road behind a walled front resident car park is this charming building, converted in recent years. You enter through a communal door where stairs lead you to the apartments entrance on the top floor. You step into a welcoming entrance hall with a useful fitted cupboard for coats/shoes, telephone entry phone and space for furniture. Ahead of you is the open-plan kitchen/living/dining room with smart laminate flooring, space for large sofas along with a table and chairs. The kitchen is well presented, with modern fitted gloss white cabinets at both floor and eye level along with adequate worksurface space. Included with the kitchen is a fitted fridge/freezer, fan oven, induction hob with extractor, washer/dryer along with sink with drainer. Both bedrooms are generous sized double rooms, both with thick carpets and with space for bedroom furniture. Completing the apartment is the bathroom which is well presented with smart floor tiles, a bath with shower over, WC, wash basin with storage and mirror above along with heated towel rail and extractor fan. Outside a residents car park offers an allocated parking space along with further visitors parking spaces. There is a 'secret' garden available for residents with a seating area, artificial lawn and mature plants/shrubs.

Communal Entrance Hall:  
Secure entry, automatic lighting, doors leading to all  
apartments.

Entrance Hall:  
Telephone entry, coat cupboard, space for further  
storage, laminate flooring.



#### Kitchen/Sitting/Dining Room:

Tall window, space for sofas and table and chairs, gloss wall and floor cabinets, fitted fridge/freezer, fitted fan oven, fitted induction hob with extractor, fitted washer/dryer, sink with drainer, cupboard housing boiler, laminate flooring, electric radiator.

#### Bedroom:

A double room, tall window, plenty of wardrobe space, carpeted, electric radiator.

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A double room, tall window, space for wardrobes, carpeted, electric radiator.

#### Bathroom:

WC, wash basin with storage and tiled splashback, wall mounted mirror, bath with shower over and tiled surround, heated towel rail, extractor, tiled flooring.

#### Outside:

Mature landscaped borders, secure bike store, residents walled 'secret garden'. Residents allocated parking space.

#### Situation:

Speldhurst Place is situated in a prime residential location in the heart of Southborough, close to local shops, bus services, a range of local primary, secondary and grammar schools and a wide range of amenities including pubs, restaurants and recreation facilities for instance Fusion Lifestyle offering gym, swimming pool and tennis courts and Knights Park which includes a bowling complex, cinema and private health club. The nearest train service is located at High Brooms mainline Station 0.9 miles away and offers fast and frequent services to London as well as the South Coast in under an hour. The property is also situated for access onto the A21 which provides a direct link onto the M25.

The Southborough Hub is a walking distance away offering a theatre, coffee shop, medical centre and library.

The neighbouring town of Tunbridge Wells is 2.7 miles away and offers a wide range of facilities including a shopping mall, the historic Pantiles which has a variety of restaurants offering food from around the world, trendy bars and relaxing cafes.



Tenure:

Leasehold with a share of Freehold

999 years from 1 January 2020 (994 years remaining)

Service Charge £2940.00 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 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 - Gas Central Heating

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.

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

Approx. Gross Internal Area 616 ft<sup>2</sup> ... 57.3 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.

