



HEATHVIEW, HOLDEN ROAD

SOUTHBOROUGH - £235,000



**WOOD &
PILCHER**

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Flat 3, Heathview, Southborough, TN4 0QE

Entrance Hall - Sitting/Dining Room - Kitchen - Two
Bedrooms - Bathroom

Situated in a peaceful position overlooking the Green and surrounding woodland, this spacious first-floor apartment offers well-proportioned accommodation, a garage and residents' parking, all within easy reach of Southborough's local amenities and excellent transport links.

The welcoming entrance hall provides access to all rooms and features a useful utility cupboard with shelving and meters, a separate airing cupboard, an entry intercom system and an electric storage heater.

The bright and generously sized lounge/dining room enjoys attractive views across the Green through a large double-glazed window, creating a light and airy living space. A feature electric fireplace provides a focal point, while there is ample room for both comfortable seating and a dining area.

The kitchen overlooks the Green and is fitted with a range of wall and base units with work surfaces and tiled splashbacks. It includes a one-and-a-half bowl sink with drainer, an electric hob and oven with extractor hood over, space for a tall fridge freezer and washing machine, together with a practical breakfast bar.

Both bedrooms are comfortable doubles and benefit from built-in four-door wardrobes providing excellent storage. The principal bedroom enjoys the same attractive outlook across the Green, while the second bedroom overlooks the side of the property and is currently arranged as a separate dining room, demonstrating its versatility.

The bathroom comprises a bath with electric shower and wall-mounted shower attachment, pedestal wash hand basin and low-level WC.

Externally, the property benefits from residents' parking to the rear and a garage en bloc, providing additional parking or valuable storage.



Although the apartment would benefit from some updating, it presents an excellent opportunity to create a home tailored to individual tastes. With its peaceful setting, beautiful outlook and convenient location close to shops, amenities and transport links, this is an ideal property for first-time buyers, downsizers or investors alike.

COMMUNAL ENTRANCE:

Accessed via a secure communal entrance with both intercom and coded entry system. Wooden stairs rise to the first floor where the apartment is situated.

ENTRANCE HALL:

A spacious entrance hall with a partially glazed front door, fitted carpet, electric storage heater, smoke alarm, entry intercom system, utility cupboard with shelving and housing the meters, and a separate airing cupboard. Doors lead to all principal rooms.

SITTING/DINING ROOM:

A bright and generously proportioned reception room featuring a large double-glazed window with views across the Green and surrounding woodland. The room benefits from an electric storage heater, feature electric fireplace with wooden surround, wall and ceiling lighting, and offers ample space for both lounge and dining furniture.

KITCHEN:

Fitted with a range of wall and base units with worktops over and tiled splashbacks. Features include a one-and-a-half bowl sink with drainer, electric hob and over with extractor hood over, space for a tall fridge freezer, space and plumbing for a washing machine, breakfast bar, lino flooring and a large double-glazed window overlooking the Green.

BEDROOM:

A spacious double bedroom with fitted carpet, electric storage heater and built-in four-door wardrobe providing shelving and hanging space. Double-glazed window to the front enjoying attractive views over the Green.

BEDROOM:

A further generous double bedroom, currently arranged as a dining room, with fitted carpet, electric storage heater, built-in four-door wardrobe with shelving and hanging space, and a double-glazed side window.



BATHROOM:

Comprising a bath with electric shower and wall-mounted shower attachment, pedestal wash hand basin and low-level WC. Obscure double-glazed side window and fitted carpet.

OUTSIDE:

To the rear of the property is a residents' car park together with a garage en bloc, providing convenient parking and additional storage.

TENURE:

Leasehold With A Share Of Freehold
Lease 999 years from 29th September 1970
Service Charge - £1380.00 Per Annum
Ground Rent NIL

COUNCIL TAX BAND:

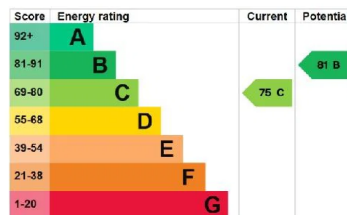
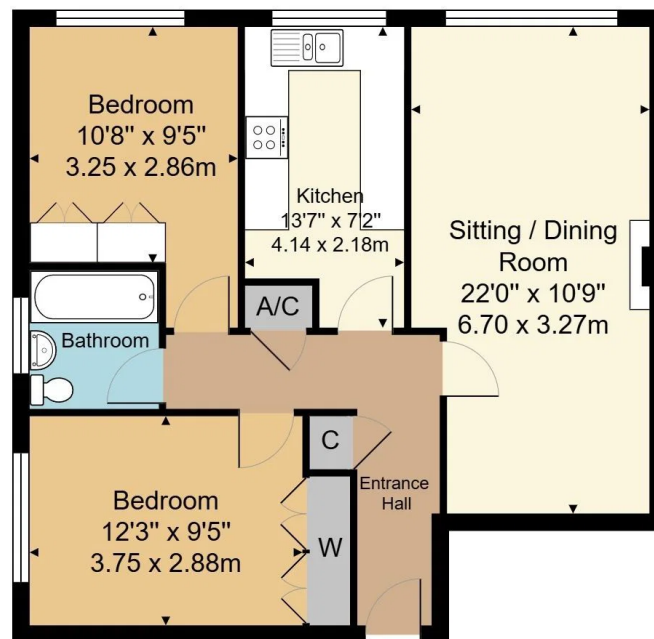
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VIEWING:

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



Approx. Gross Internal Area 705 ft² ... 65.5 m² (excluding garage)

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.

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