



PARKLANDS, KIBBLES LANE

SOUTHBOROUGH - £225,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

8 Parklands, Kibbles Lane, Southborough, TN4 0LQ

Entrance Hall - Sitting Room - Kitchen/Breakfast Room -
Two Bedrooms - Bathroom - Communal Garden - Parking

A chain free well-proportioned two bedroom first floor flat situated in a popular residential area, with the added benefit of a garage en bloc.

The property is approached via a shared entrance with stairs rising to the first floor and a carpeted landing. The accommodation comprises an entrance hallway with loft access, airing cupboard and access to all principal rooms.

The sitting room is a particularly light and airy dual aspect room with double glazed windows, while the kitchen provides a good range of fitted wall and base units, integrated electric oven and hob, space for appliances and room for a breakfast table.

There are two bedrooms, with the larger bedroom benefiting from a full-length range of built-in wardrobes. The bathroom is fitted with a panelled bath with shower over, WC and wall-mounted wash hand basin.

Further benefits include double glazing, gas central heating, loft access and useful storage. The property also has a garage en bloc and access to the communal gardens.

SHARED ENTRANCE:

Front door leading into the communal entrance, with stairs rising to the first floor. Carpeted landing with double glazed window to side and entrance into the flat.

ENTRANCE HALLWAY:

Carpeted hallway with double glazed window to side, radiator, loft access and airing cupboard. Doors provide access to all principal rooms.

SITTING ROOM:

A light and airy dual aspect room with double glazed windows to two elevations, carpeted flooring and radiator.



KITCHEN/BREAKFAST ROOM:

Fitted with a range of wall and base units with work surfaces over and tiled splashbacks. Stainless steel 1½ bowl sink with mixer tap, Bosch electric hob with extractor over and electric oven. Space for fridge, freezer and washing machine. Wall-mounted boiler housed within one of the cupboards. Dual aspect double glazed windows and space for a breakfast table.

BEDROOM:

Good-sized double bedroom with full-length built-in wardrobes to one wall, carpeted flooring, radiator and double glazed window to side.

BEDROOM:

Suitable for a single bed and additional furniture, with carpeted flooring, radiator and double glazed window to side.

BATHROOM:

Panelled bath with shower over, WC and wall-mounted wash hand basin. Tiled surrounds, radiator, recessed lighting and obscure double glazed window to side.

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 1st January 2013

Service Charge - Currently £1,200.00 Per Annum

Ground Rent - N/A

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

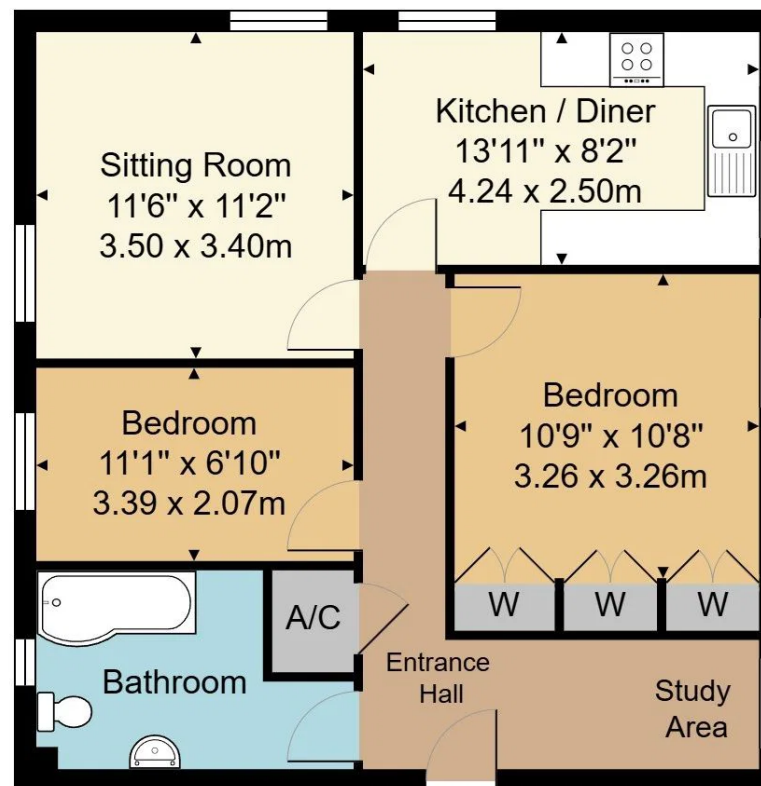
Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 660 ft² ... 61.3 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.

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