



GARLINGE ROAD, SOUTHBOROUGH
TUNBRIDGE WELLS - £175,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

Flat 3, 7 Garlinge Road, Southborough, TN4 0NR

Entrance Hall - Sitting Room - Kitchen - One Bedroom -
Bathroom - Communal Garden

Situated in a quiet cul-de-sac just off Southborough High Street, this well-presented one-bedroom ground floor apartment offers bright and well-proportioned accommodation throughout.

Accessed via a spacious communal entrance hall, the apartment comprises a private entrance hall with an entry phone system and access to all rooms. The living room is a generous, light-filled space featuring a large bay sash window and an opening through to the kitchen, creating a practical layout for everyday living.

The modern fitted kitchen is finished with white wall and base units, complemented by work surfaces and tiled splashbacks. Integrated appliances include an electric oven, gas hob with extractor hood and a stainless steel sink with drainer. There is also space for a fridge and washing machine, with the gas boiler neatly housed within the kitchen.

The double bedroom overlooks the rear communal gardens and provides ample space for bedroom furniture. The bathroom is fitted with a white suite comprising a panelled bath with handheld shower attachment, pedestal wash basin and low-level WC, together with an extractor fan, wall-mounted storage cabinet and an obscured rear-facing window.

Externally, residents benefit from well-maintained communal gardens, mainly laid to lawn with mature shrubs, together with an off-street residents' parking area to the rear.

The property is conveniently located within easy reach of Southborough High Street's shops and amenities, with good transport links to nearby Tunbridge Wells and surrounding areas.

COMMUNAL ENTRANCE:

Spacious communal entrance with wooden flooring and private entrance into the flat.

ENTRANCE HALL:

Carpeted with doors leading to all rooms and an entry phone intercom.



SITTING ROOM:

Carpeted with a large bay sash window making the room light and airy. Radiator, space for seating furniture and an archway leading into the kitchen.

KITCHEN:

Modern fitted kitchen with white wall and base cabinets with worktop over. Fitted with an electric oven, gas hob with extractor hood over, stainless steel sink with drainer, tiled splashbacks, space for a fridge and washing machine, and housing the boiler.

BEDROOM:

Carpeted with a large rear-facing sash window, space for a double bed and bedroom furniture, and a radiator.

BATHROOM:

Fitted with a pedestal wash hand basin, low level WC and a panelled bath with handheld shower attachment. Extractor fan, obscure rear-facing window, wall-mounted cabinet and vinyl flooring.

OUTSIDE:

Communal rear garden with mature shrubs, mainly laid to lawn, together with a residents' off-street parking area to the rear.

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

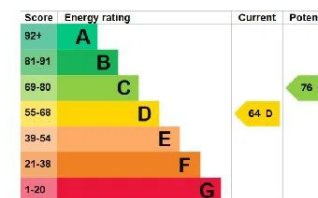
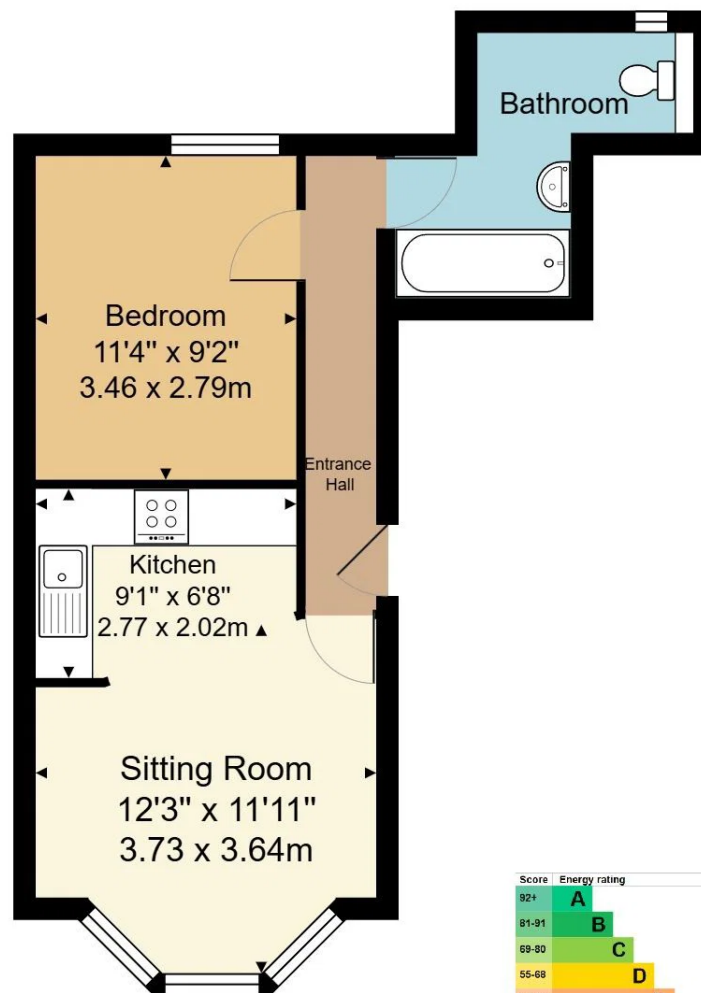


TENURE:
Leasehold
Lease - 99 Years from 2014
Service Charge - currently £1891.85 Per Annum
Ground Rent - currently £150.00 Per Annum
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contract.

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



Approx. Gross Internal Area 390 ft² ... 36.2 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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