



56c London Road, Southborough, Tunbridge Wells, Kent,
TN4 0PT £150,000

**Waghorn
&
Company**

Independent Estate Agents

*** Charming first floor studio apartment in sought after village location * Separate bedroom area and modern fitted kitchen * Off road parking and communal courtyard garden * Excellent opportunity for first time buyers * Walking distance to local amenities * EPC - TBC Council Tax Band A - £1,570.78 ***

Waghorn and Company are proud to present to the market this well presented first floor studio apartment. Located in the heart of Southborough Village with local amenities on your doorstep, this is an excellent opportunity for first time buyers or investors. Internally the property is bright and airy with a good sized lounge, kitchen and a separate bedroom. The shower room has space for a washing machine and storage space. Outside you have the bonus a much sought after allocated parking space along with a communal courtyard garden. Viewings are recommended.

Communal Entrance Hall

Stairs leading to first floor

Entrance Hall

Wood flooring, radiator, doors leading to all rooms

Living Room

Double glazed bay window to front, wood flooring, TV point radiator and opening to the kitchen

Kitchen

Fitted with wall and floor cupboards, laminated worktops, halogen hob and electric oven underneath and extractor hood above, sink unit with mixer tap and drainer, double glazed window to front, tiled splashback

Bedroom

Internal window, carpeted, with space for double bed and wardrobe plus a radiator

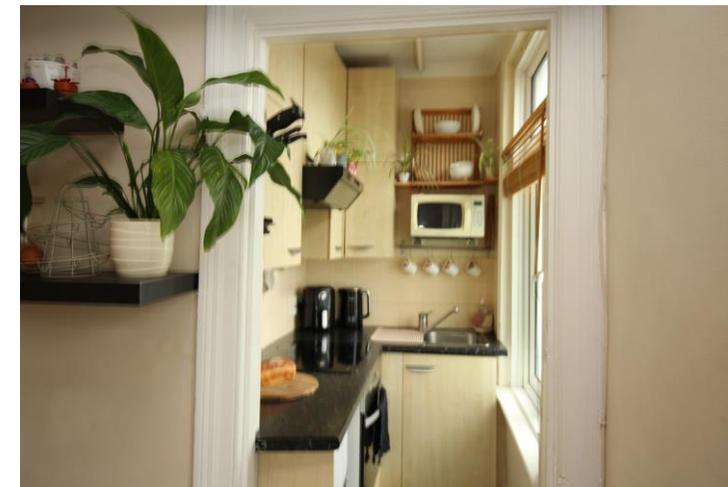
Shower Room

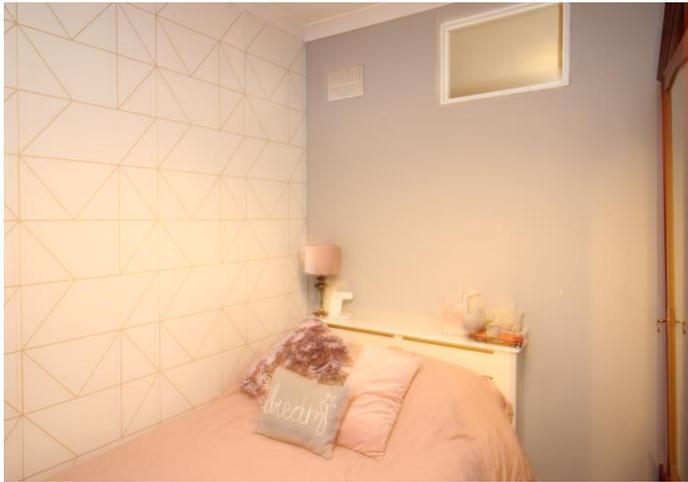
Frosted double glazed window to side, shower cubical with thermostatic shower, low level WC, basin space and plumbing for washing machine, storage cupboard housing combination boiler

Outside

Allocated parking space and small communal courtyard area with space for table and chairs

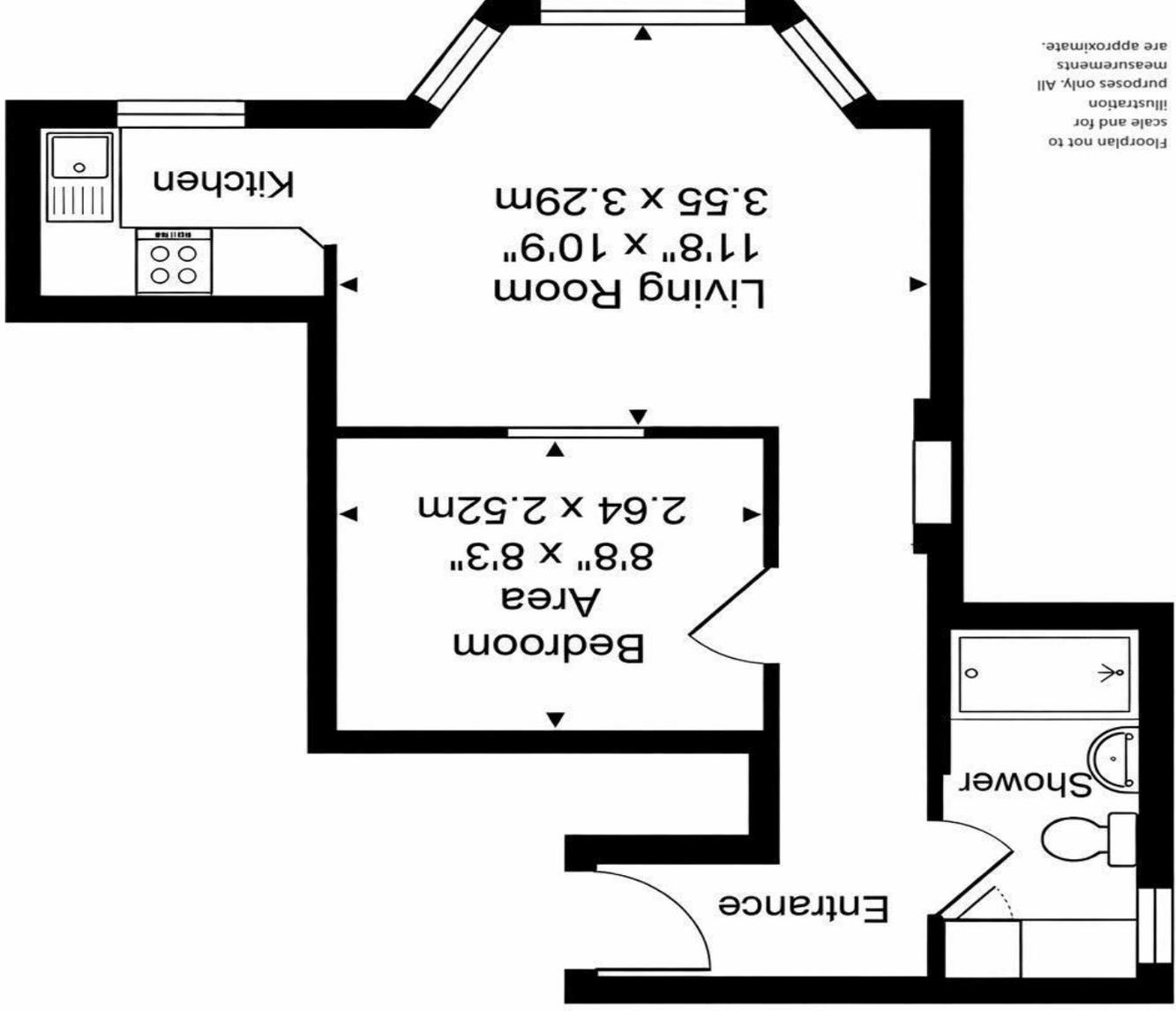
Tenure Leasehold





01732 808542
sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH
www.waghornandcompany.co.uk



Floorplan not to scale and for illustration purposes only. All measurements are approximate.

Details No. 1 TW/JW
Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.
Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service
Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982