



**PARK ROAD**  
**SOUTHBOROUGH - £325,000**



Flat 4, 11 Park Road, Southborough, TN4 0NU

Entrance Hall - Living/Dining Room - Kitchen - Three Bedrooms - Bathroom - Garden

The property can be entered via a private external staircase or through the communal internal staircase, shared with one flat and with both entrances being at the rear of the building. Inside a generous landing gives the sense of space and includes a particularly large, fitted cupboard for storage needs. The living/dining room sits to the front of the property, full of natural light from its southerly aspect along with new carpets and period windows that have recently been restored. A log burning stove with wooden surround adds charm and warmth to the room. There is plenty of space for sofas along with a table and chairs. The kitchen is accessed from the living room and is well presented with an array of fitted cabinets and smart solid wood worktops. There is a fitted fan oven with grill, four ring induction with extractor, sink and drainer along with space for a tall fridge freezer and dishwasher. An open archway from the kitchen opens through to the living/dining room adding convenience and allows you to socialise with guests as you cook. There is a window to the side and a glass door from the kitchen taking you to the stairs which provide garden access. The master bedroom is a fantastic size with endless natural light from its two side windows and French doors, with both giving elevated views. It has newly fitted carpets, a working period fireplace and ample space for bedroom furniture. Bedroom two is a double room with a fitted wardrobe, space for further furniture, new carpets and views to the garden through its rear window. Bedroom three is a single bedroom or otherwise and ideal home office. Completing the apartment is the well presented bathroom with separated utility space. The bathroom has a bath with rain head shower over, WC, wash basin, chrome heated towel rail and two frosted windows for light and ventilation. Separate from the bathroom itself is a useful area with space for both a washing machine and tumble dryer. Outside, a private and rather mature garden is perfect for those with children and/or pets. Mainly laid to lawn, the garden includes a landscaped pond, established trees, plants and shrubs along with garden shed with power.



Communal entrance door with carpeted stairs to property entrance

**Entrance Hall:**

Front door into entrance hall with space for coats and a short flight of stairs to landing.

**Landing:**

Fitted cupboard, fitted carpet and loft access.

**Living/Dining Room:**

Log burning stove with wood surround, space for sofas and table and chairs, carpeted, radiator, two casement windows and opening to the kitchen.

**Kitchen:**

High and low gloss white cabinets with solid wood worktops incorporating a wash basin and drainer. Fitted fan oven, 4-ring Bosch hob with extractor, space for slimline dishwasher and space for tall fridge freezer, Laminate flooring, radiator, window to side and door to garden.

**Bedroom:**

A light and airy large double, dual aspect bedroom with space for wardrobes and further bedroom furniture. Working period fireplace, thick carpets, radiator, French doors and far reaching views.

**Bedroom:**

Fitted wardrobe, space for further furniture, radiator, thick carpets and a wide window with views of the garden.

**Bedroom:**

Single bedroom/study with space for furniture. Carpeted, radiator and a sash window.

**Bathroom:**

Bath with rain head shower over, WC and wash basin. Space for washing machine and tumble dryer, chrome heated towel rail, extractor fan, laminate flooring and two frosted windows.

**Outside Rear:**

Spacious established garden mainly laid to lawn with a garden pond with a selection of plants, trees and shrubs, and a shed with power.



**Tenure:**

Leasehold with a share of freehold  
 Lease - 999 years from 25th March 1979  
 Service Charge - currently £600.00 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:**

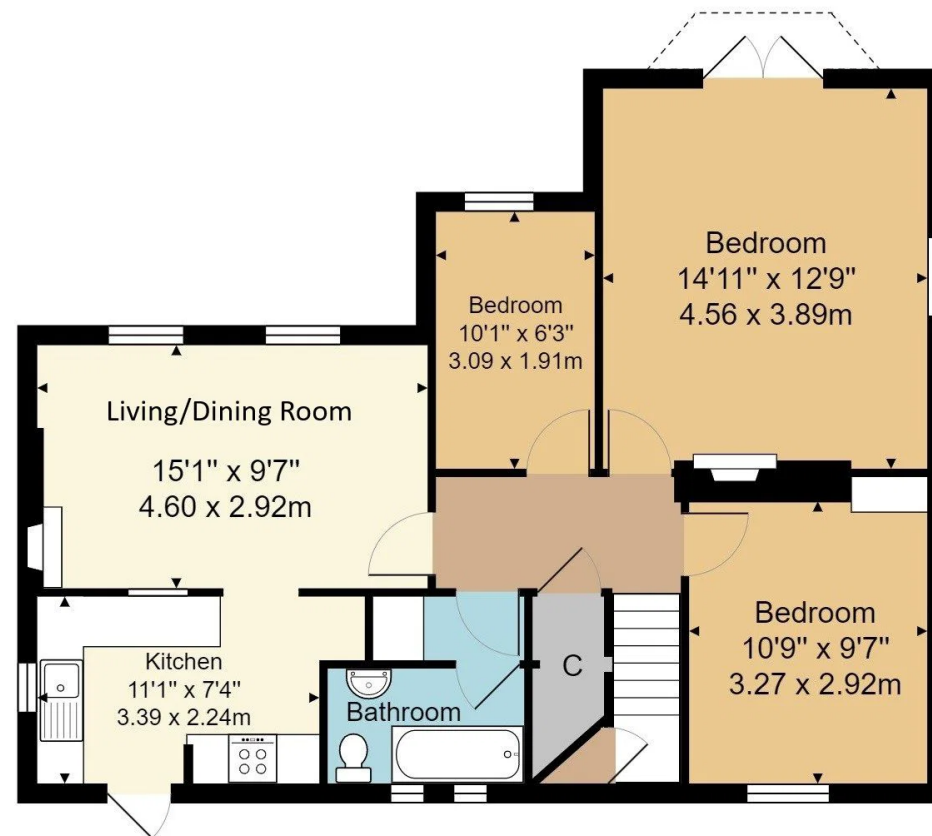
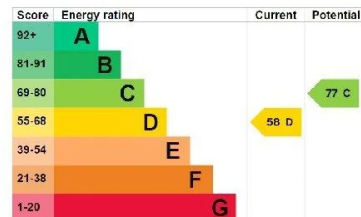
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**Viewing:**

By appointment with Wood & Pilcher 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](http://www.gov.uk)  
 Services - Mains Water, Gas Electricity & Drainage  
 Heating - Gas Heating



Approx. Gross Internal Area 769 ft<sup>2</sup> ... 71.4 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.

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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