



Connells

Southborough Court Park Road
Southborough Tunbridge Wells

Southborough Court Park Road Southborough Tunbridge Wells TN4 0NT

for sale offers in excess of
£210,000



Property Description

Set amidst the charming surroundings of Southborough Village, this beautifully presented first-floor apartment offers a harmonious blend of space, comfort, and character. Just a gentle stroll from the tranquil Southborough Common and local amenities, this delightful home invites you to enjoy village living at its finest.

Step through the secure communal entrance into a welcoming hallway, leading to a generously proportioned living room bathed in natural light—perfect for both relaxing and entertaining. The separate kitchen is thoughtfully designed, offering ample space for culinary creativity.

Two well-sized double bedrooms provide peaceful retreats, with the principal bedroom featuring built-in wardrobe storage for added convenience. A stylish bathroom completes the accommodation, offering a serene space to unwind.

Surrounded by meticulously maintained communal gardens, the property enjoys a sense of calm and greenery rarely found so close to town. Further enhancing its appeal, the apartment benefits from a private garage and shared parking—an enviable combination of practicality and charm.

First Floor

Lounge/Dining Room

14' 2" Max x 15' 11" Max (4.32m Max x 4.85m Max)

Kitchen

8' 1" Max x 10' 9" Max (2.46m Max x 3.28m Max)

Bedroom One

11' 9" Max x 8' 10" Max (3.58m Max x 2.69m Max)

Bedroom Two

11' 2" Max x 7' 8" Max (3.40m Max x 2.34m Max)

Bathroom

Outside

Communal Gardens

Resident's Parking

Garage

Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

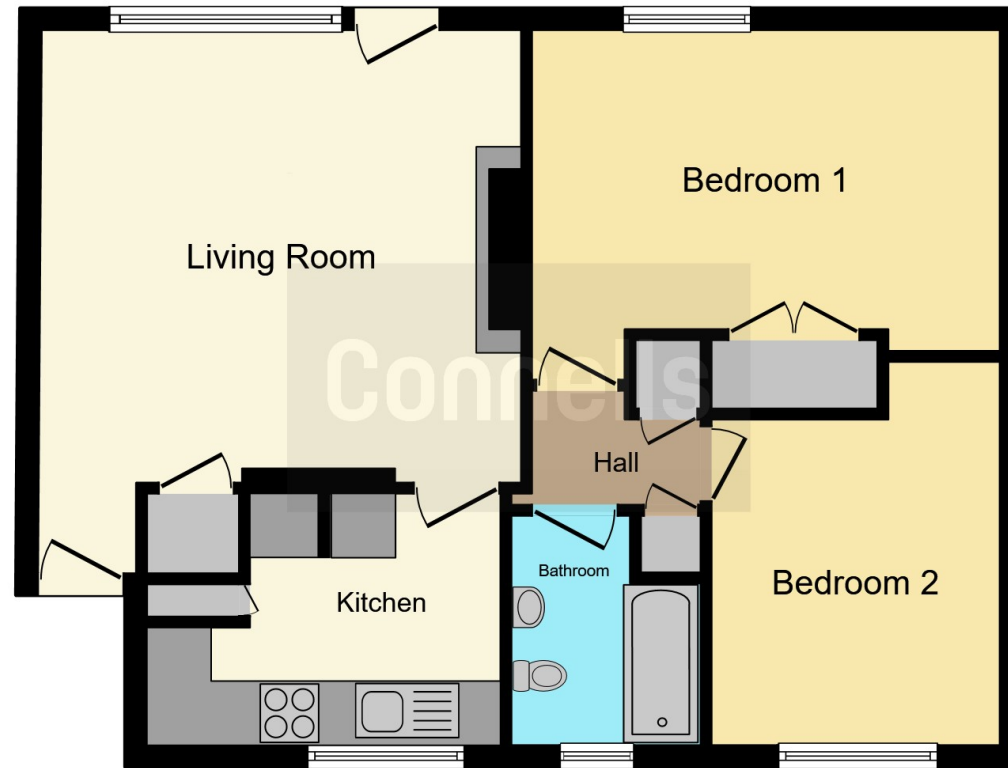
Commuting is a breeze with two stations-Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent

education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01892 547 966
E tunbridgewells@connells.co.uk

5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1260.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406549

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 1961. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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