



**EDWARD STREET**  
**SOUTHBOROUGH - £240,000**

Flat 1, 106 Edward Street, Southborough, TN4 0EB

Entrance Hall - Sitting Room - Conservatory - Kitchen -  
One Bedroom - Shower Room - Garden - Garage En-Bloc

Situated in a popular and quiet road in central Southborough, being within walking distance of local shops, amenities and transport links is this surprisingly spacious and well presented ground floor apartment. Offering well proportioned accommodation this would be ideal for a first time buyer or downsizer as it should tick most boxes! It is one of just three apartments in this 1970's building and is being sold with a share of freehold.

The property comprises a good size entrance hall which leads you to a light & bright sitting room which has a feature fireplace and sliding doors to the conservatory which has been used as a dining room. From here you can directly access the pretty south-facing gardens which are very private, and a personal door takes you to the garage.

There is a kitchen/ breakfast room which is fitted with modern units, a wood effect worksurface and has space for all the expected appliances as well as a table & chairs. The bedroom is an excellent size double room with a range of built in wardrobes.

A modern shower room completes the accommodation. Outside there is the aforementioned garden which is a highly desirable and unusual feature for a flat. It is currently laid to artificial lawn with raised flower beds but has potential for any green-fingered gardener.

A garage is en-bloc directly outside the property with driveway parking in front of it.

We were surprised at how spacious and well presented this property is, and have no hesitation in recommending a viewing to fully appreciate this lovely apartment and all its features.

Being sold with the benefit of NO CHAIN.

**ENTRANCE HALL:** Wood effect laminate flooring, radiator with cover.

**LIVING ROOM:** A spacious room being neutrally decorated with wood effect laminate flooring, radiator, electric feature log burner with surround. Sliding patio doors leading to:



**CONSERVATORY:** Constructed with a solid roof and providing lots of natural light and fitted blinds to most of the windows, radiator, cat flap. Space for a table, chairs and sofa. Double doors leading to the garden.

**KITCHEN:** Fitted with a range of wall and base units with wood effect worktops and sink with drainer. Integrated fan oven and four ring electric hob above. Space for under counter fridge, freezer and washing machine. Wall mounted combination boiler. Space for a small table and chairs. Double glazed wide window to front.

**BEDROOM:** A good sized double bedroom with wardrobes to either side of the bed and storage above with downlighters, thick, light colour carpet, radiator with cover. Triple fitted wardrobes providing lots of hanging space. Very wide window overlooking the garden.

**SHOWER ROOM:** A modern room and fitted with a wash hand basin with storage beneath, WC, walk-in shower with rain head above and separate shower attachment. Vinyl tile effect flooring, tiled walls, chrome heated towel rail. Frosted window.

**OUTSIDE:** The garden is southerly facing and has been laid with astro turf and has raised flower beds running across the width of the garden, retaining fencing. Space for table and chairs, washing line, water butt and door to the rear of the garage.

**GARAGE:** With up and over door and parking space in front.

**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 the Freehold

Lease - 999 years from 1st August 1971

Service Charge - currently £250 per half year

Ground Rent - currently £0

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:** 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

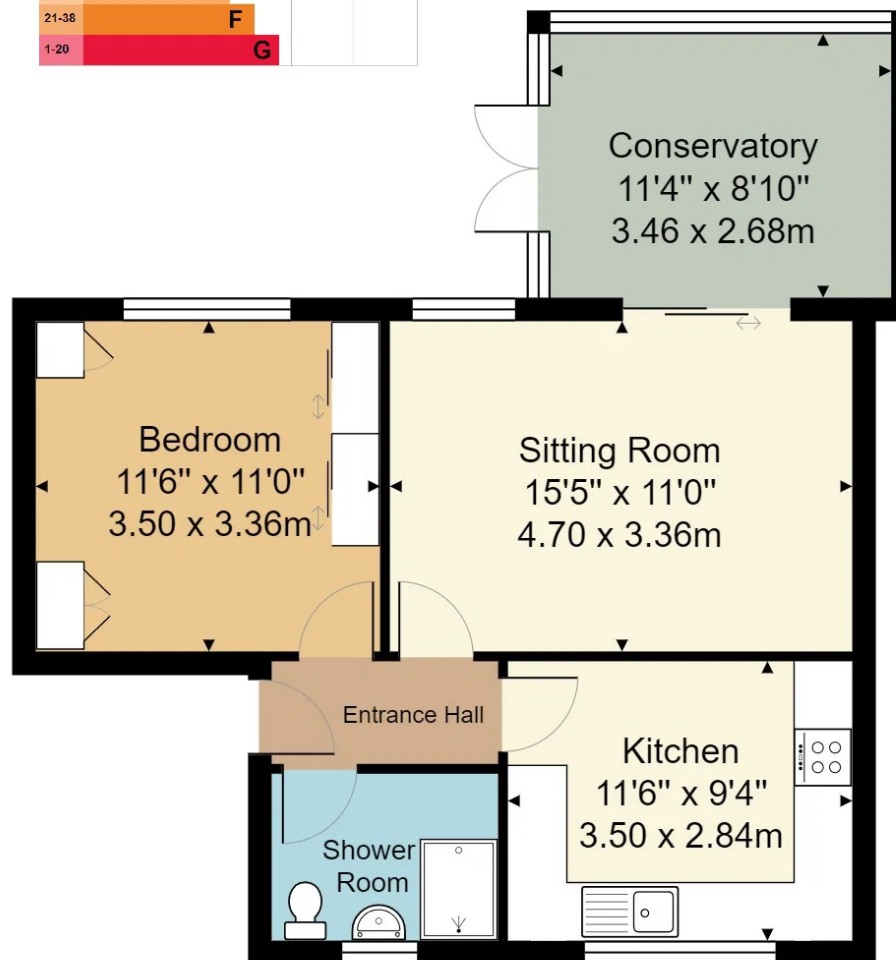
- [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

(delete as appropriate)

Heating - Gas Central Heating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**Approx. Gross Internal Area 597 sq. ft / 55.5 sq. m**

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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