



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- First Floor Apartment
- 2 Double Bedrooms
- En-Suite Shower Room
- Open Plan Lounge/Kitchen/Diner
- Allocated Parking Space
- Energy Efficiency Rating: C

London Road, Southborough

£310,000

woodandpilcher.co.uk

**Apartment 1, Burbank Lodge, 143 London Road,
Southborough, Tunbridge Wells, TN4 0NA**

Situated on the first floor of this recently completed development is this beautifully presented, spacious apartment being sold with NO CHAIN.

Offering a secure entry system upon arrival, the apartment is situated to the side of the building. The good size entrance hall has a large storage cupboard housing the water cylinder and also offers plenty of space for coats, shoes and other items in addition to having the space & plumbing for the washing machine.

Both double bedrooms benefit from floor to ceiling windows allowing plenty of light in. Bedroom one has a built in wardrobe with both hanging and shelving space and there is also an en-suite shower room.

The open plan living space has a modern, high quality kitchen fitted with integrated appliances including a dishwasher and fridge freezer.

There is plenty of space for a dining table & chairs as well as living room furniture. The floor to ceiling windows also allows lots of light.

Externally there is an allocated parking space.

Situated in a prime residential location within walking distance of local shops and amenities this would be an ideal first time buy, or rental opportunity and we have no hesitation in recommending a viewing.

COMMUNAL ENTRANCE HALL:

Glass front door, fire door, stairs leading to all floors. Private entrance door into:

ENTRANCE HALL:

Wooden front door, entry phone system, laminate flooring, radiator. Two double glazed windows to rear. Large cupboard housing the water cylinder, heating controls and space for a washing machine.

OPEN PLAN LIVING ROOM/KITCHEN/DINER:

Laminate flooring, two radiators. Two double glazed windows to the front and one double glazed window to the side.

Kitchen Area: Fitted with a range of wall and floor cupboards and drawers. One and a half bowl stainless steel sink with drainer and mixer tap over. Integrated 'Bosch' electric oven with inset hob and extractor fan over. Integrated fridge/freezer and dishwasher.

BEDROOM:

Double glazed window to the side, fitted carpet, radiator, fitted double wardrobe. Door to:

EN-SUITE SHOWER ROOM:

Fitted with a suite comprising of low level wc, wash hand basin, shower cubicle with glass sliding doors and thermostatic shower. Laminate flooring, part tiled walls, wall mounted ladder style heated towel rail, wall mounted mirror.



BEDROOM:

Double glazed window to the front and double glazed window to the side, fitted carpet, radiator.

BATHROOM:

Fitted with a suite comprising of low level wc, wash hand basin, panel enclosed bath with mixer tap and shower attachment. Laminate flooring, part tiled walls, wall mounted ladder style heated towel rail, wall mounted mirror.

OUTSIDE:

The property benefits from the use of an allocated parking space.

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 - 250 years from 1 January 2019

Service Charge - currently £1360.76 per year

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:

D

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, Electricity & Drainage

Heating - Electric





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Area 862 ft² ... 80.1 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.

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