



# SOUTHBOROUGH GATE, PINewood GARDENS

SOUTHBOROUGH - OFFERS OVER £400,000



**WOOD & PILCHER**

Sales, Lettings, Land & New Homes

Flat 28, Southborough Gate, Pinewood Gardens, TN4 0FN

Entrance Hall - Sitting Room - Kitchen - Two Bedrooms (One En-Suite) - Bathroom - Communal Garden - Allocated Parking Space

Available chain-free. This well presented, two double bedroom apartment sits on the first floor of this smart building, exclusively for the over 55's. Built in 2019, the apartment and all the communal areas offer a luxurious place to live, with facilities including a communal lounge with kitchen, lift to all floors and pretty residents' gardens. This particular property is immaculate inside. The entrance hall has a useful large, fitted cupboard with plenty of storage space along with a washing machine, keeping it away from sight. A modern kitchen includes a fitted oven, fridge/freezer and microwave. The lounge is an excellent size with views to the front through the windows and private balcony. It offers plenty of space for sofas and a dining table and chairs. There are two double bedrooms, with the master bedroom having a large walk-in wardrobe with useful railing. An en-suite has a wide walk-in shower, WC, wash basin, chrome heated towel rail and LED mirrored cabinet. There is a second shower room with a wide walk-in shower, WC, wash basin, chrome heated towel rail and LED mirror. Outside the property has lovely communal gardens with seating areas for dining and relaxing along with lawned areas and mature shrubs, plants, and flowerbeds. The apartment has the added benefit of its own private parking space, and the property is available chain-free.

#### COMMUNAL ENTRANCE HALL:

Communal entrance with stairs and lift to all floors and access to communal lounge, kitchen and managers office.

#### ENTRANCE HALL:

Entrance door with spy hole and letterbox into spacious hallway with assistance alarm and smoke alarm and radiator. Large cupboard with storage and washing machine, tiled floor.



#### SITTING ROOM:

An excellent size with views overlooking the communal gardens. Double glazed patio doors leading to balcony with window to side. Electric fire with attractive surround, radiator and cream carpets.

#### KITCHEN:

A modern kitchen with a range of wall and floor cabinetry in a shaker style with contrasting work surface and splashbacks, sink unit with mixer tap and drainer, includes a fitted oven, NEFF induction hob with extractor, built in microwave, integrated fridge freezer, electric double glazed window to side, under cabinet lighting.

#### BEDROOM:

Double glazed window, large walk in wardrobe with sensor lights, fitted units with drawers, shelving and hanging space, radiator.

#### EN-SUITE:

Walk in shower with waterfall rain head and hand held attachment, heated towel rail, sink with storage underneath and WC, LED cabinet including shaving point, tiled splashbacks, tiled floor, wall mounted heater.

#### BEDROOM:

Double glazed window, carpeted and radiator.

#### BATHROOM:

Double width walk in shower with rain head and hand held attachment, chrome heated towell rail, basin with storage beneath, LED mirror cabinet, WC, wall mounted heater.

#### SITUATION:

This first floor apartment is situated in a prestigious development in Pinewood Gardens. It is conveniently positioned close to Southborough's shops, local amenities and bus services. The larger towns of Tunbridge Wells, 2 miles distant and Tonbridge, 3 miles distant, offer multiple shopping facilities, leisure and recreational facilities, together with mainline stations providing fast services to London and the South Coast.



**TENURE:**

Leasehold

Lease 999 Years from 25/10/2019

Ground Rent - Currently £495.00 Per Annum

Service Charge - Currently £3736.56 Per Annum

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

Services - Mains Water, Electricity & Drainage

Heating - Electric

Restrictions - Age restricted retirement is 60 for a single owner or 55 for joint owners.

Accessibility/Adaptations - Lift to all floors

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Approx. Gross Internal Area 814 ft<sup>2</sup> ... 75.7 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.

124 London Road, Tunbridge Wells,  
Kent, TN4 0PL

**Tel: 01892 511311**

Email:

[southborough@woodandpilcher.co.uk](mailto:southborough@woodandpilcher.co.uk)

BRANCHES AT CROWBOROUGH, HEATHFIELD,

TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)

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.

