



PINEWOOD GARDENS, SOUTHBOROUGH

TUNBRIDGE WELLS - £180,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

36 St Andrews Court, Pinewood Gardens, Southborough,
TN4 0NW

Entrance Hallway - Sitting Room - Kitchen - One Bedroom
- Shower Room - Garden

This comfortable one-bedroom ground floor flat is conveniently located for access to local shops, amenities and transport links.

The property is accessed via a secure communal entrance leading into a ground floor lobby and hallway. The hallway provides access to all principal rooms and benefits from useful storage, including a double cupboard with shelving and two further cupboards.

The sitting room is a light and airy room, with a double glazed window overlooking the rear and a door providing direct access to the private courtyard garden. There is space for sofas and additional furniture, together with an electric fireplace.

The kitchen is fitted with a range of high and low-level units with wooden worktops, an aluminium sink and drainer and tiled splashbacks. Appliances include a Beko gas oven and four-ring hob, with space also provided for a fridge/freezer and washing machine. There is sufficient room for a small dining table.

The generous double bedroom is positioned to the rear of the property and provides space for a double bed and additional bedroom furniture, with a double glazed rear window and radiator.

The shower room is fitted with an Aqualisa shower with tiled surround, WC and vanity unit with mounted basin. There is also an obscure glazed front window, radiator and wall-mounted cabinet.

Outside, the property benefits from a private rear courtyard garden comprising a paved patio area enclosed by picket fencing, with a garden shed providing useful storage. There is also permitted parking to the front.

COMMUNAL ENTRANCE:

Secure communal entrance door leading into the ground floor lobby, with access to the property's entrance hallway.



ENTRANCE HALLWAY:

Carpeted hallway providing access to all principal rooms. The hallway benefits from a double storage cupboard with shelving, two further cupboards, one housing the consumer unit, radiator, lighting and smoke alarm.

SHOWER ROOM:

Fitted with an Aqualisa shower and tiled surround, WC and vanity unit with mounted wash hand basin. Obscure glazed window to the front, radiator and wall-mounted storage cabinet.

BEDROOM:

Generous double bedroom with space for a double bed and additional furniture. Double glazed window overlooking the rear, carpeted flooring and radiator.

KITCHEN:

Fitted with a range of high and low-level units with wooden worktops, aluminium sink and drainer and tiled splashbacks. Beko gas oven with four-ring hob, fridge/freezer and washing machine. Space for a small dining table.

SITTING ROOM:

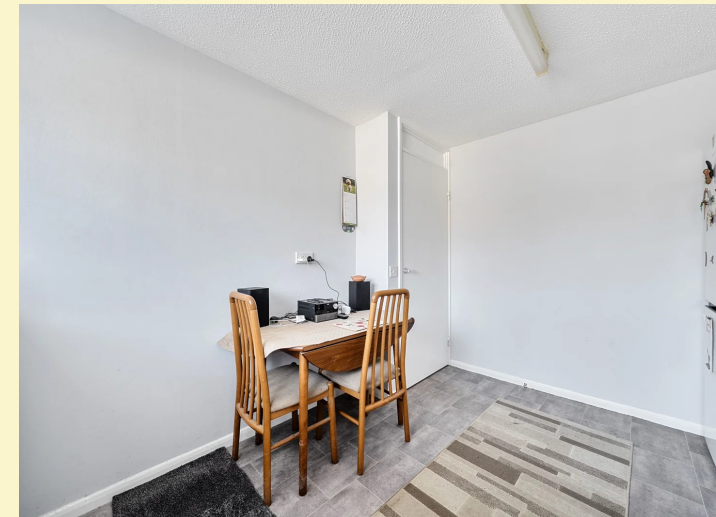
Light and airy reception room with carpeted flooring, double glazed rear window and door opening directly onto the private courtyard garden. Electric fireplace, radiator and space for sofas and additional furniture.

REAR GARDEN:

Private enclosed courtyard garden with paved patio area, picket fencing and garden shed.

OUTSIDE FRONT:

Permitted parking area with access to the secure communal entrance.



TENURE:

Leasehold

Lease - 125 Years from 10th September 1990

Service Charge – TBC

Ground Rent – TBC

We advise all interested to contact their legal advisor
and seek confirmation of these figures prior to exchange
of contract.

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

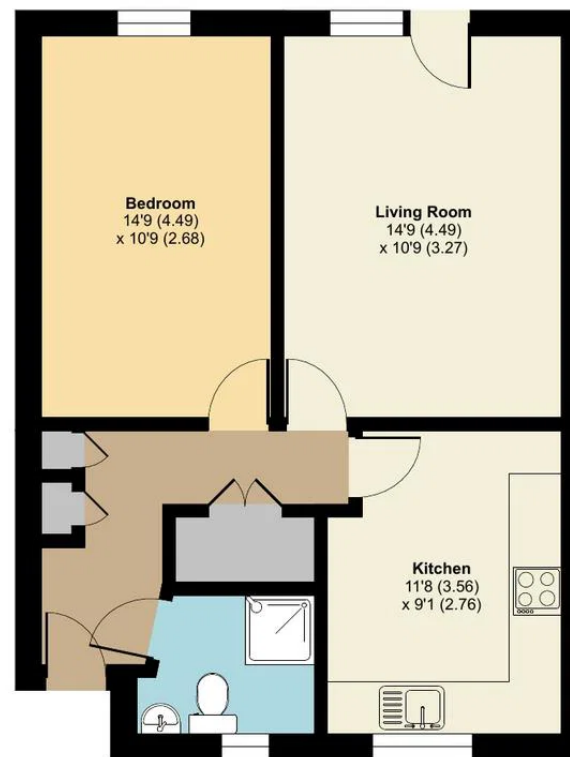
St. Andrews Court, Pinewood Gardens, Tunbridge Wells,

Approximate Area = 526 sq ft / 48.8 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

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.

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

Tel: 01892 511311

Email:

southborough@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,

TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom2026.
Produced for Wood & Pilcher. REF: 1502609

