

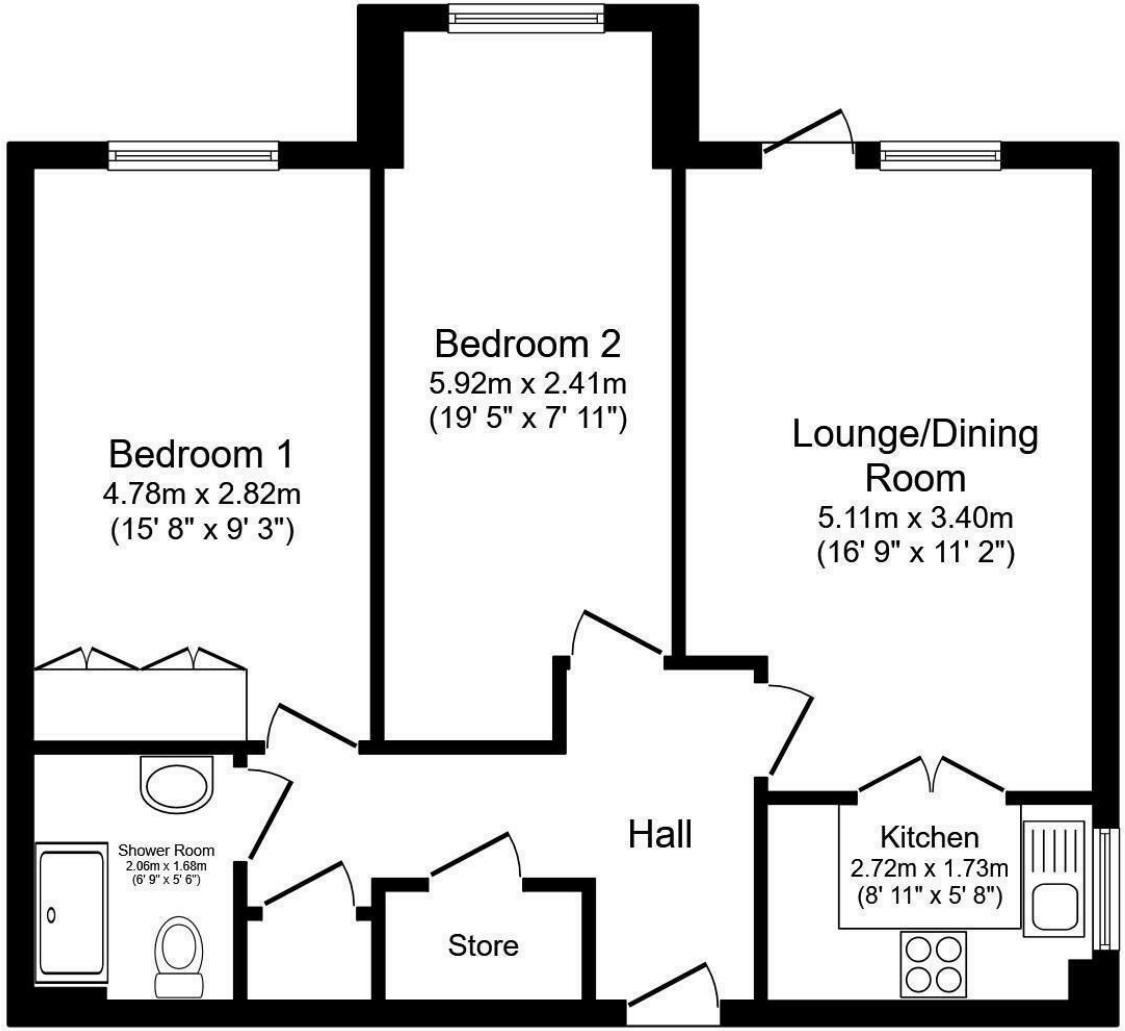
7 Brookfield Court Springfield Road, Southborough, Tunbridge Wells, TN4 0LY. Asking price £165,000

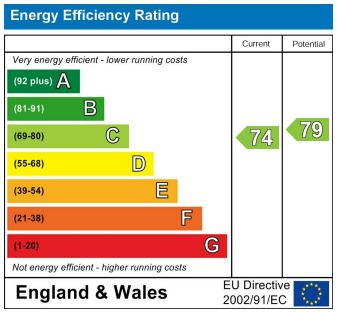
Jack Charles
Estate Agents

Sales & Lettings

- No onward chain
- Direct access to a patio area
- Modern shower room and generous hallway storage
- Residents' parking on a first-come, first-served basis
- Two double bedroom ground floor apartment
- Fitted kitchen with quartz work surfaces
- Attractive communal gardens and residents lounge
- Bright dual-aspect sitting/dining room
- Principal bedroom with fitted wardrobes
- Laundry facilities, guest facilities and on-site property manager

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.





Total floor area 64.0 sq.m. (689 sq.ft.) approx

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To Be Sold

Jack Charles are delighted to offer for sale this well-presented two double bedroom ground floor apartment for over 60s, situated within the sought-after Brookfield Court development in central Southborough. Offered with no onward chain, the property enjoys bright and spacious accommodation, direct access to a patio area and attractive communal gardens.

The accommodation comprises a generous entrance hall with excellent built-in storage, including an airing cupboard and a separate cloaks cupboard. The dual-aspect sitting/dining room provides a welcoming space with room for both seating and dining furniture, an electric fire with decorative surround and a double glazed door opening onto the patio.

Glazed double doors lead through to the kitchen, which is fitted with a range of wall and base units complemented by quartz work surfaces and splashbacks. There is an eye-level oven, a halogen hob and space for a fridge and washing machine, together with a window to the side.

Both bedrooms are doubles, with the principal bedroom benefitting from fitted wardrobes with mirrored sliding doors. The second bedroom offers flexibility for those seeking a guest room, study or additional reception space. A modern shower room completes the accommodation, comprising a walk-in shower cubicle with an electric shower, wash basin and WC.

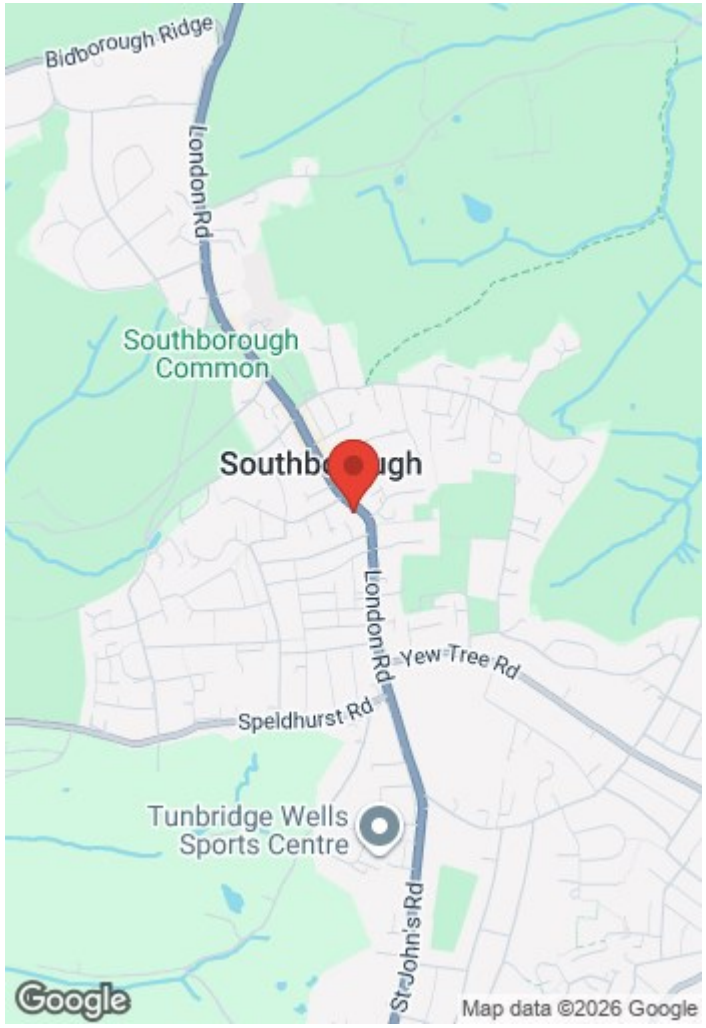
Outside, the development is surrounded by established communal gardens with lawns, shrubs, hedges and seating areas. Residents' parking is available on a first-come, first-served basis.

Brookfield Court offers a range of communal facilities, including a residents' lounge hosting regular social activities, a well-equipped laundry room, guest facilities and lift access. An on-site property manager and a personal alarm system provide additional reassurance.

The property is conveniently situated for Southborough's local shops, amenities and bus services, with further shopping and leisure facilities available in nearby Tunbridge Wells.

Southborough Location

Southborough lies just a couple of miles south of Royal Tunbridge Wells and north is the vibrant town of Tonbridge, both of which have rail services to London, the more popular and frequent station being Tonbridge approx 33 minutes. If you are travelling by car, the A21 can be accessed a mile away in the direction of Tonbridge, which in turn gives access to the M25 and the national motorway network, Gatwick and Heathrow airports and the Channel Tunnel terminus. Southborough itself offers a number of local shops and cafes with nearby Tonbridge & Tunbridge Wells providing a more comprehensive shopping with Victoria Place and the High Street and Business parks near by, as well as independent clothes and furniture shops. The ever popular Pantiles is also a main attraction in Tunbridge Wells as is the River and Castle in Tonbridge. Locally There is the benefit of excellent schools in both then private and state sector for all levels making this a great place to raise a family.

















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