

Apartment 1, Park Road, Tunbridge Wells





Apartment 1, 12 Park Road, Tunbridge Wells TN4 0NX

Stylish Contemporary 2-Bedroom Garden Flat

Accommodation Summary

- Period conversion
- 2 double bedrooms, 1 en-suite
 - Separate shower room
 - Private terrace
- Large communal garden
- Allocated off street parking space
 - Prime location
 - No onward chain



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This beautifully finished apartment is set in a handsome detached Victorian conversion which itself sits screened from the road behind a graveled driveway and a hedge.

The shared entrance to the apartment and smart communal hall is virtually private, servicing only two of the apartments.

The apartment's own front door opens into a spacious hallway with warm wooden effect flooring contrasting beautifully with the fresh cream walls. A deep cupboard provides the perfect spot to hang coats, with plenty of additional storage space to keep the apartment clutter free.

First on the left is the luxurious master bedroom with its boutique hotel chic providing a restful retreat from the outside world, its immaculate en-suite completing the experience.

Across the hallway is a modern shower room and a second generously sized double bedroom with plenty of storage provided by its fitted wardrobes and dressing table unit.

At the rear of the apartment is the open plan living/dining room with its streamlined kitchen to the left. Its dual aspect windows and fully glazed French doors leading out onto the private terrace, flood the room with natural light. There is ample space for a deep sofa and a dining table and chairs while the terrace provides the perfect spot for alfresco dining in the warmer months.

The well separated kitchen area sits neatly defined at the left-hand corner of the living room enabling you to chat to friends and family as you prepare dinner. Plenty of light wooden effect units topped with contrasting black granite work surfaces are separated by the integrated appliances whilst the window is cleverly placed above the sink enabling you to star gaze as you wash up.

Outside there is an off-street parking space to the front whilst at the rear the communal garden laid mainly to lawn with mature shrubs, bushes and trees at its perimeters provides perfect entertaining space in the warm summer months.

Overflowing with original character and delivering space and light in abundance, this fantastic apartment would suit first time buyers, investors and professionals alike.





Communal Entrance Door, which opens to:

Communal Reception Hall: leading to the flat's own front door opening into:

Entrance Hallway: with wooden effect laminate flooring, storage cupboard, radiator and doors to:

Bedroom 1: 15'1 x 10'10 front and side aspect windows with fitted plantation shutters, fitted wardrobes with hanging rails and internal shelving, radiator and door to:

En-suite: side aspect opaque window, panel enclosed bath with mixer tap and hand-held shower attachment, pedestal wash basin with mixer tap over, low level WC, part tiled walls, tiled flooring and heated towel rail.

Shower Room: tiled flooring, heated towel rail, pedestal wash basin with mixer tap over, low level WC, shower cubicle with wall mounted shower.

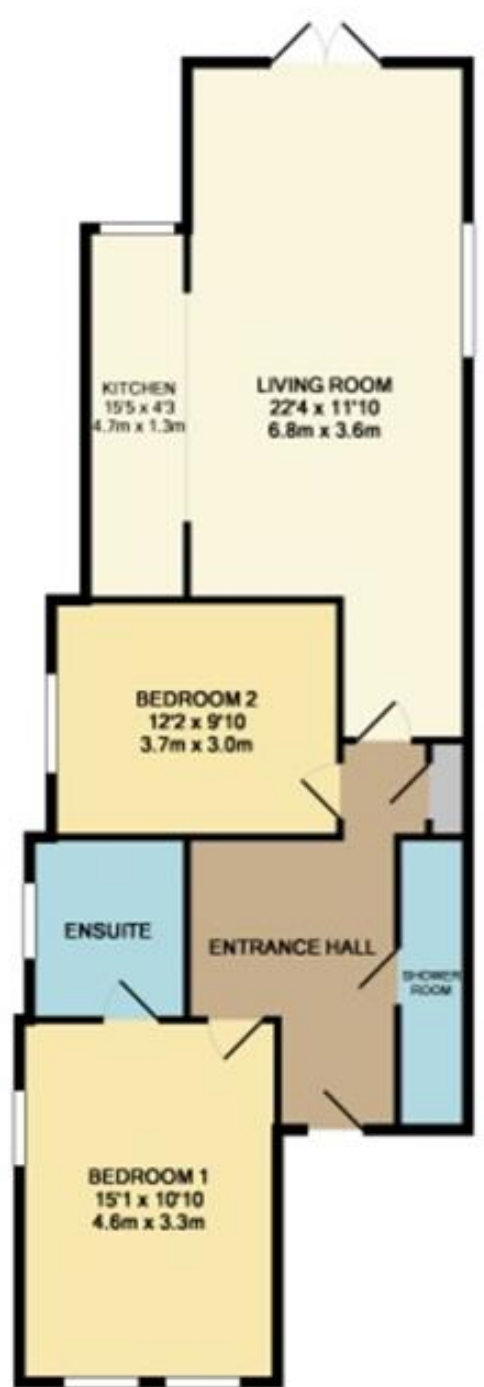
Bedroom 2: 12'12 x 9'10' side aspect window with fitted plantation shutters, fitted double wardrobes, part mirrored and glazed, with hanging rails and shelving, fitted dressing table unit with drawers and cupboards under and open wall shelving and radiator.

Living/Dining Room: 22'4 x 11'10 The living space has a side aspect window and glazed French doors onto the private terrace, wooden effect laminate flooring and radiators.

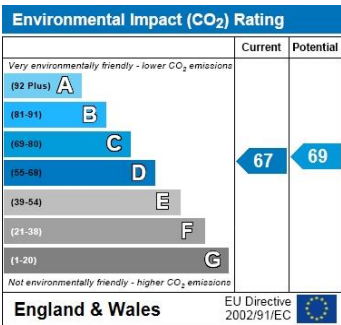
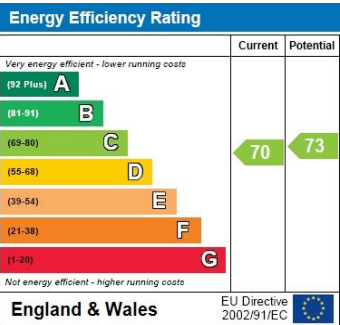
Kitchen: 15'5 x 4'3 The kitchen space has a rear aspect window, tiled flooring, 1 ½ bowl stainless steel sink with mixer tap over and drainer, integrated Neff electric oven with 4 ring gas hob and stainless steel extractor fan above with stainless steel splashback, integrated Neff dishwasher, integrated Bosch fridge freezer and integrated Hotpoint washing machine. The kitchen has plenty of granite worktop space and a good selection of wooden effect eye and base level units, one concealing the wall hung boiler, with an open shelf at the end.

Outside: To the front is a graveled driveway providing an allocated off-street parking space. Mature hedging screens the property from the road. An open side access provides entry to the rear communal garden which is laid mainly to lawn with mature shrubs, bushes and trees at its perimeters. A private brick enclosed stone terrace area sits at the rear of the living room with steps up to the lawned area.





TOTAL APPROX. FLOOR AREA 783 SQ.FT. (72.7 SQ.M.)





General:

Tenure: Leasehold

Length of Lease: TBC

Service Charge: £115 pcm

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,449)

EPC: C (70)



Area Information: Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25. Southborough Common, situated towards the Tonbridge end of the town, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club. If you're a runner or casual walker, the woodland area of the Southborough Common is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream. Secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Park Road is also within the catchment areas for the main highly regarded and sought after Tunbridge Wells Grammar Schools. Tunbridge Wells is just over a mile away with big retail names. The nearest mainline station to Southborough is at High Brooms, about a mile away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is only 2.5 miles away and with two lines passing through it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40 minute journeys. The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.



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