

# Flat 3, 9 Park Road, Southborough





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*Spacious Second Floor 2-Bed Victorian Apartment*

## **Accommodation Summary**

- Period conversion apartment
  - 2 double bedrooms
  - Large reception room
  - Separate kitchen
- Entrance hallway with study and dining space
  - Private front garden area
  - Off street parking space
- Sought after village location
  - Share of freehold
  - No onward chain



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This fantastic period conversion is spread over the entire second floor of a beautiful detached Victorian conversion, which itself sits on a sought after residential street with fantastic commuter links, shops and open countryside on its doorstep.

Its own staircase opens into a fully glazed porch with plenty of space for coats and muddy boots.

A beautiful entrance door opens into a wide multipurpose hallway. The far end has been cleverly set up as a study area whilst there is ample space to dine at a table and chairs outside the kitchen.

To the left is the bathroom with its shower over the bath and an area at the rear which neatly houses the washing machine. A separate cloakroom next door is fronted by a further space to hang coats, keeping the hallway clutter free.

Along the hallway is the kitchen, which is flooded with light from its large window overlooking the gardens below. There are plenty of fitted wooden cupboards topped with wooden work surfaces with an integrated oven and 4 ring gas hob above.

Next door is the expansive master bedroom, its high ceiling and period fireplace delivering a feeling of comfort and warmth.

Light pours into the large living room from its triple bay windows and a beautiful period fireplace with stunning marble mantle frames the chimney breast. Its generous size makes it big enough for furniture and large family sofas to relax in at the end of long busy days.

Completing the flat is a large 2nd double bedroom with its handsome fireplace and beautiful view out over the front garden from its front window.

Outside there is a private garden at the front left hand side of the well maintained graveled drive which offers an off street parking space.

With high ceilings, spacious rooms, period features and central location this home is a perfect investment purchase and would suit first time buyers, investors and professionals alike. A must see!

Private Porch Entrance Door, which opens to enclosed tiled porch area with double glazed roof and windows on all sides with space for coats and boots and a part opaque glazed entrance door with glazed top light panel above which opens into:

**Entrance Hall:** with wooden flooring, front aspect sash window, wall shelving with desk unit, shelving and cupboards under, loft access hatch, radiators, space for table and chairs and doors to:





**Bathroom:** opaque rear aspect sash window, pedestal wash hand basin, panel enclosed bath with wall mounted shower attachment, part tiled walls, tiled flooring and radiator. There is plumbing and space at the rear for a washing machine with shelving and cupboard above.

**Cloakroom:** rear aspect window, tiled flooring, wall hung wash hand basin and low level WC.

**Kitchen:** 9'6 x 9'5` rear aspect sash window, range of wooden base and wall level units with open wooden wall shelving, stainless steel 1 ½ bowl sink with drainer and mixer tap over, wooden counter top, space for dishwasher, space for fridge/freezer, integrated four ring gas hob, integrated electric oven, extractor fan, part tiled walls, wooden effect laminate flooring and radiator.

**Bedroom 1:** 15'5 x 13'8` rear aspect sash window, period cast iron fireplace with tiled hearth and radiator.

**Living/Dining Room:** 16'10` x 13'8` front aspect bay sash window flooding the spacious room with light, fireplace with marble

mantle and surround, cast iron insert and granite hearth, wooden flooring and radiator.

**Bedroom 2:** 14'3 x 13'9` front aspect sash window, period cast iron fireplace with tiled hearth, wooden flooring and radiator.

**Outside:** A communal gravel drive with front columns and perimeter hedging leads off Park Road in front of the building with an allocated parking space for the apartment to the side. To the left there is a private garden area which has a mix of lawn, mature hedging and shrubs providing screening and privacy from the neighbouring properties and the road.

#### **General:**

Tenure: Share of Freehold

Local authority: Tunbridge Wells Borough Council

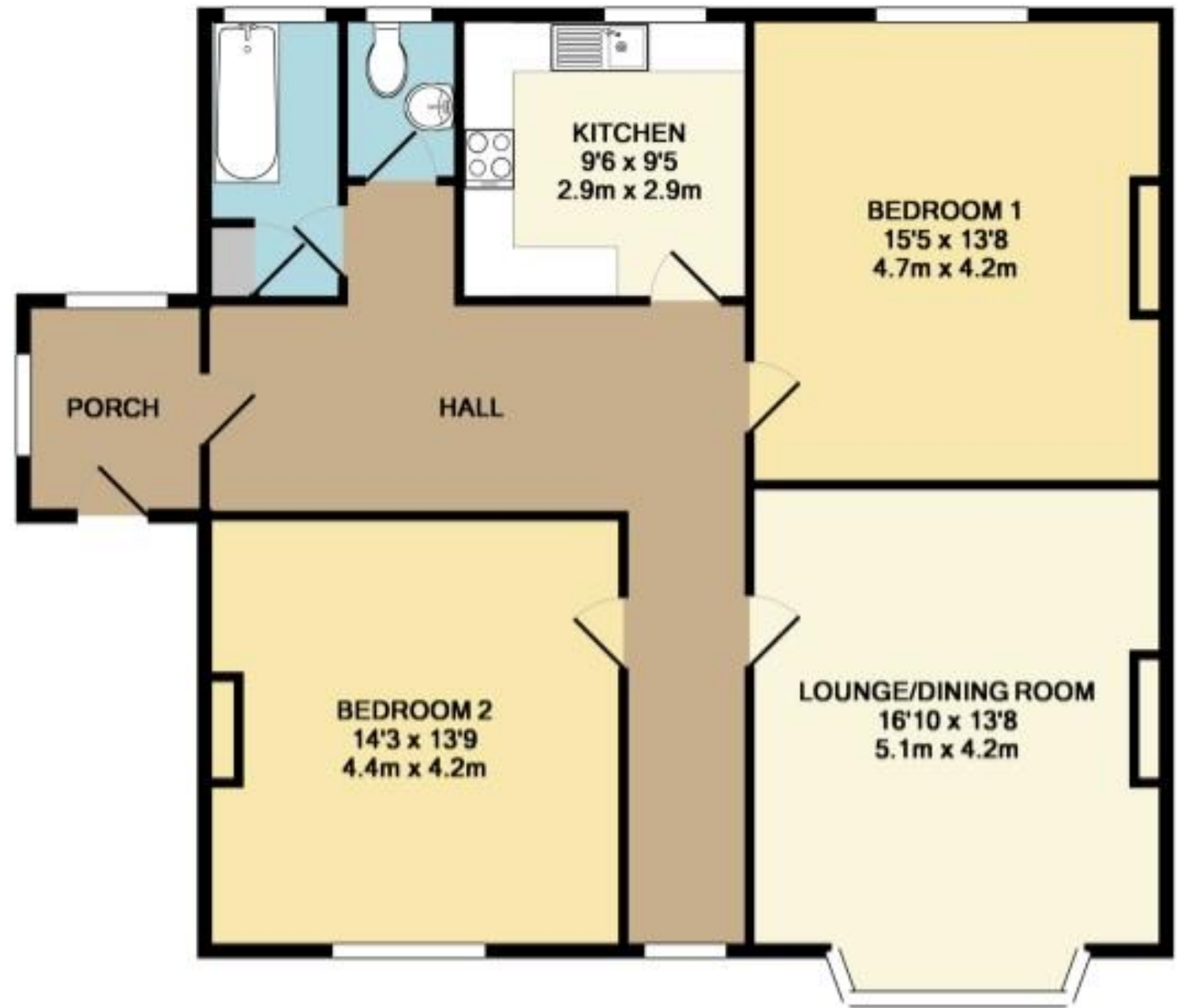
Service Charge: None

Council tax: C (£1,449)

EPC: E (42)

Length of lease: 934 years





TOTAL APPROX. FLOOR AREA 1021 SQ.FT. (94.9 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	54
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	35	44
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	



**Area Information:** Southborough lies just a couple of miles north outside the historic spa town of Tunbridge Wells with its big retail names and its Georgian colonnade, the Pantiles, offering a vibrant café culture. It also sits just south of Tonbridge, with the A26 passing through it offering easy access to the A21 which leads to the M25. Southborough Common, situated towards Park Road's end of the village, is a conservation area where cricket has been played for more than 200 years. If you're a runner, dog owner or casual walker, the woodland area of the Southborough Common, nestled behind St. Peters Church, is a very beautiful space. Ancient and young trees slope down to a stream with access to Holden Pond and Bidborough and Speldhurst villages beyond. Excellent secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough and Bidborough have their very own primary schools. Park Road is also within the catchment areas for the 5 highly regarded and sought after Tunbridge Wells and Tonbridge Grammar Schools. 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 just over 2 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. If that isn't enough, you can fall out of your door in the morning onto a luxury coach service straight to Canary Wharf, the City, Embankment and other central London destinations at half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.



