

Flat 5, 7 Garlinge Road, Southborough





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Spacious and Bright 1-Bedroom Period Conversion Apartment

Accommodation Summary

- First floor period conversion apartment
 - 1 double bedroom
 - Spacious living/dining room
 - Separate kitchen
 - Bathroom
 - Loft space, with drop down ladder
 - Communal garden
 - Off road parking
 - Sought after village location
- Close to travel links and popular schools
 - No onward chain



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This fantastic apartment sits on the first floor of its grand Victorian house which has been sensitively converted into six flats, keeping the gracious proportions of the rooms.

Its own front door opens into a wide hallway with a deep cupboard and access to the loft area providing plenty of storage options to keep the space clutter free.

First on your left is the living/dining room which is flooded with light from its beautiful bay window overlooking the quiet residential street below. It is plenty big enough for large comfortable sofas to relax in or to entertain and dine at a dining table.

The kitchen which is open plan to the living room is nicely separated by being set back behind an arched opening. It is finished to a modern standard with natural light from its own large front aspect window and there is ample counter top space with cabinets top and bottom separating appliances that will be included.

Returning to the hallway past the generously sized bathroom is the bedroom. It has a very bright feeling with light flooding in through its large rear aspect window overlooking the lush green communal gardens below.

The apartment benefits greatly from its own off-road parking space to the rear of the house beyond the communal gardens which are laid mainly to lawn with mature leafy borders and trees affording great privacy.

With high ceilings, spacious rooms, period features and sought-after location this apartment would suit first time buyers, investors and professionals alike. A must see!

Part opaque glazed Communal Front Entrance Door, which opens to:

Communal Reception Hall: leading to stairs up to the first floor and the apartment's own front door opening into:

Entrance Hallway: with storage cupboard with shelving, ceiling loft access hatch, acoustic flooring and doors to:

Living/Dining Room: 12' x 10'6 front aspect bay window, cupboard housing the boiler with space for storage, radiator and archway opening into:

Kitchen: 9'2 x 6'4 front aspect window, stone tiled flooring, 1 ¼ stainless steel sink with drainer and mixer tap over, fitted electric oven with 4 ring gas hob above, extractor hood, fridge/freezer and washing machine. The kitchen has plenty of worktop space and a good selection of eye and base level units.





Bathroom: pedestal wash hand basin, low level WC, panel enclosed bath with mixer tap, wooden effect laminate flooring, extractor fan and radiator.

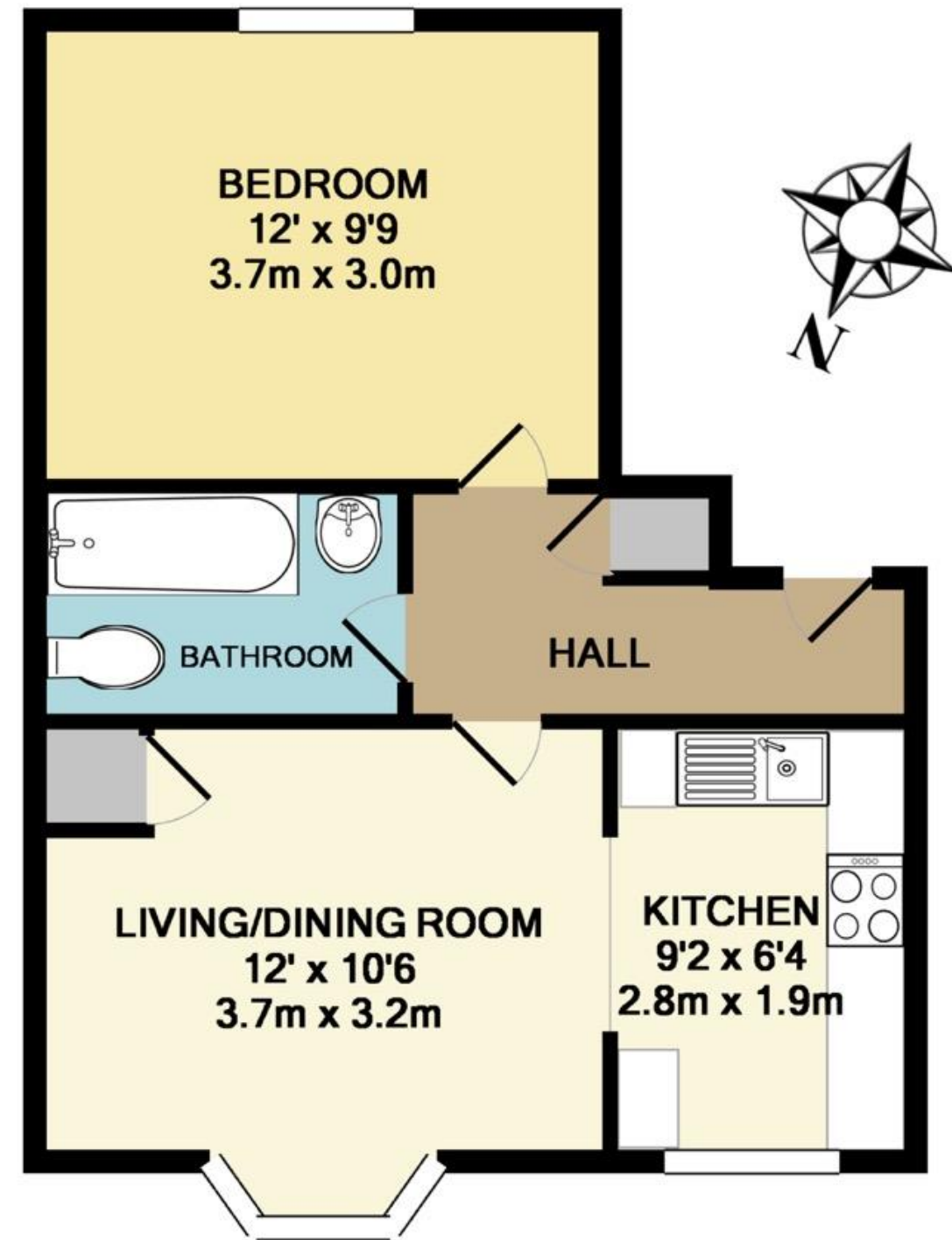
Bedroom: 12` x 9`9 rear aspect window and radiator.

Outside: To the front is a low wooden picket fence with brick central columns and an iron gate giving access to a hard surface pathway and steps up to the communal front door. There is rear garden access at both sides of the property with a hard surface driveway to the right hand side leading down to a gravelled off street parking space for cars at the rear of the communal garden with one space allocated to the apartment. The garden is laid mainly to lawn with mature shrubs and trees at all perimeters and a paved terrace at the rear of the building, perfect for a table and chairs.

General:

- Tenure: Leasehold
- Length of lease: 93 years
- Freeholder: M L Property Company Ltd
- Managing Agents: Austin Rees
- Service Charge: £1,320.00 P/A
- Ground Rent: £150.00 P/A
- Local authority: Tunbridge Wells Borough Council
- Council tax: Band B (£1,329.00)
- EPC: D (67)





TOTAL APPROX. FLOOR AREA 371 SQ.FT. (34.5 SQ.M.)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	75
England & Wales <small>EU Directive 2002/91/EC</small>		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	67	78
England & Wales <small>EU Directive 2002/91/EC</small>		



Area Information: Southborough, Tunbridge Wells

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 north 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. Garlinge 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. A short walk away there is also 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 use its Wi-Fi connectivity as you travel.

