

The Garden Flat, 5 Park Road, Southborough





The Garden Flat, 5 Park Road, Southborough TN4 0NU

Beautiful Period 3-Bedroom Apartment

Accommodation Summary

- Share of the freehold
 - Prime location
 - Period features
- Bright and spacious interior
 - Large reception room
- Separate fitted kitchen
 - 3 bedrooms
- Modern bathroom
- Off street parking
- Communal gardens



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Screened by high trees and set back from the road, this impressive Victorian property stands proud in its tranquil and sought-after Park Road setting.

A well-maintained gravelled area with stone steps leads you down to a covered porch with ample space for seating and muddy boots.

The apartment's private front door opens into a graceful entrance hallway whose elegant décor and generous proportions give a nod to the building's Victorian heritage and features.

At the far end of the hall light pours into the large living room from the two original sash windows on either side of the room, the dimensions of which cleverly define a dining and seating area. A beautiful period fireplace frames the chimney breast adding immense character and warmth to the room inviting you to curl up in a deep sofa on cold winter nights.

The beautiful master bedroom next door is spacious and light with its calming neutral décor and cream fitted wardrobes creating a sense of opulence and romance.

The second and third bedrooms are also spacious and bright with their leafy window views bringing the outside in.

Along the hallway, a large recently modernised bathroom fitted with impeccable taste with a shower over its bath offers a relaxing and tranquil bathing experience.

Returning to the hall you enter the kitchen on the right. Its painted units and warm wooden work tops bathed in light from the window under which the sink is ideally placed to enjoy the garden views as you wash up. The kitchen has everything you need with plenty of fitted cupboards and counter surface, plumbing and space under the counter for a washing machine, tumble dryer and fridge/freezer and an integrated electric oven and 4 ring hob. There is also room for a table and chairs at the far end of the room.

This beautiful apartment benefits from off street parking and a communal mature south facing garden. It is also conveniently located in a sought-after residential street with first rate schools, commuter links and shops on its doorstep.

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!

Covered entrance porch to part glazed entrance door, which opens to:

Entrance Hallway with wooden effect flooring, radiator, storage cupboard and doors opening into:





Living room/dining room: 18'7" x 15'10" double front aspect windows flooding the spacious room with light, period cast iron insert gas fire with painted wooden surround and slate hearth, fitted alcove bookcases and radiator.

Master bedroom: 15'6" x 14' front aspect window, built-in triple wardrobes with hanging space and shelving and radiator.

Bedroom 2: 14'7" x 13'3" rear aspect window and radiator.

Bedroom 3: 9'7" x 8'7" side aspect window, wooden effect flooring and radiator.

Bathroom: panel enclosed bath with mixer tap, wall mounted shower attachment and hinged glass shower screen, vanity unit with wash hand basin with mixer tap over and cupboard under, concealed cistern WC, heated towel rail, part tiled walls, wooden effect flooring and extractor fan.

Kitchen: 12'4" x 11' rear and side aspect windows, range of wall and base level units with one and a half stainless steel sink with drainer and mixer tap over, counter top and plumbing for under counter appliances, integrated electric oven with four ring electric hob, space for fridge/freezer, wooden effect flooring, wall mounted boiler and radiator.

General:

Tenure: Share of Freehold

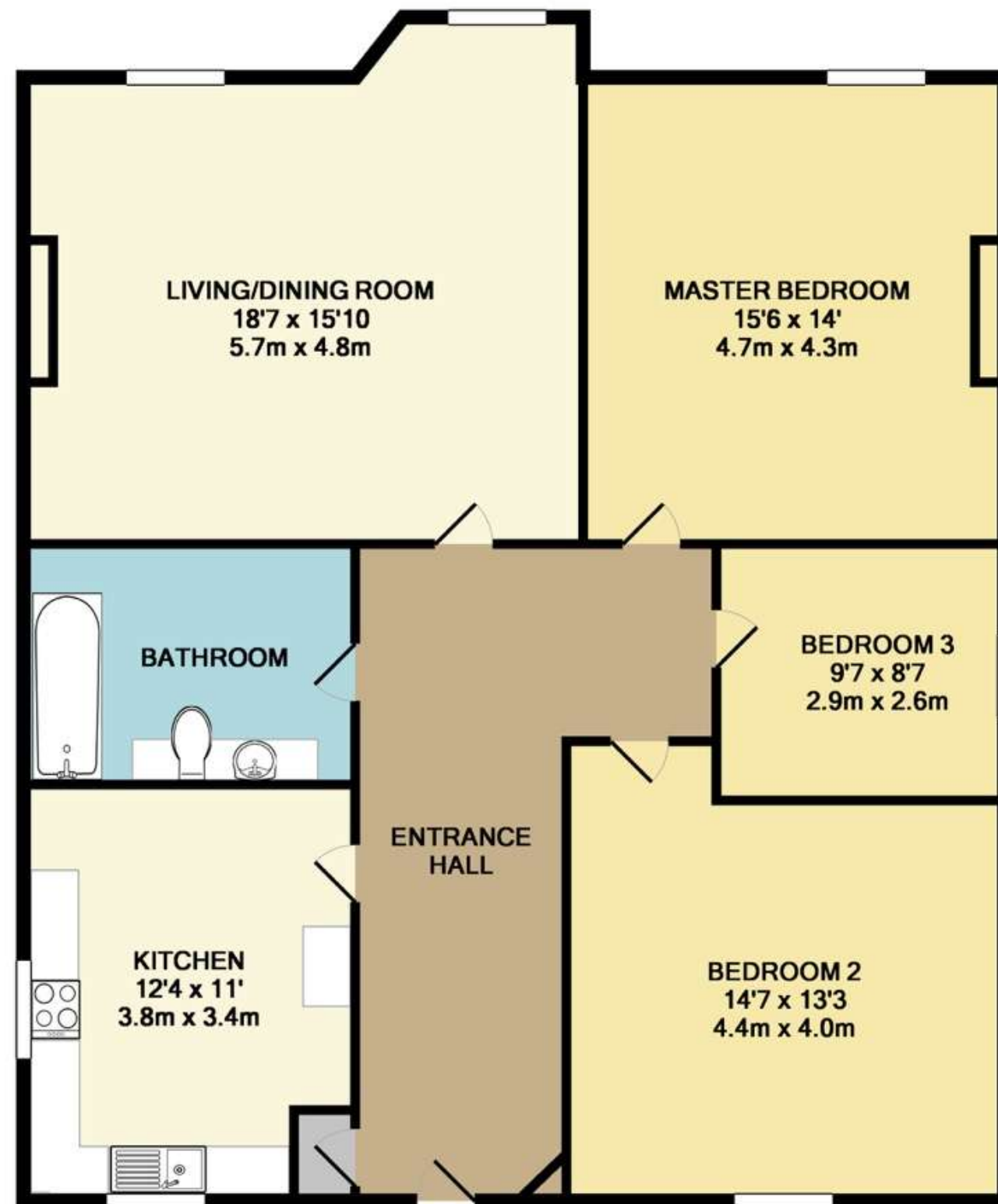
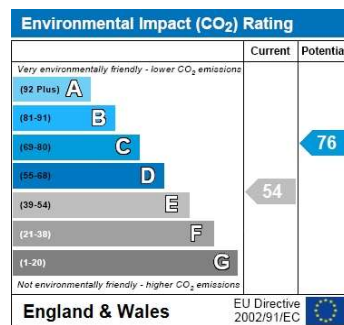
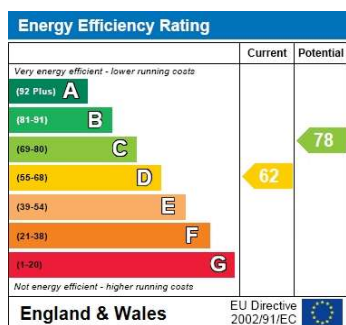
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,344.00)

Service Charge: £847.20

EPC: D (62)





TOTAL APPROX. FLOOR AREA 1232 SQ.FT. (114.5 SQ.M.)
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Area Information: Southborough

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.



