

# Flat 1, 1 Garlinge Road, Southborough







# 1 Garlinge Road, Southborough TN4 0NR

*Stylish Contemporary 2-Bedroom Garden Apartment*

## **Accommodation Summary**

- Period conversion apartment
  - 2 double bedrooms
  - Private entrance
- Living/Dining room
  - Stylish kitchen
- Modern bathroom
- Private courtyard
- Communal garden
- Share of freehold
- Sought after village location



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This stylish apartment spans the entire lower ground floor of a beautiful detached Victorian conversion.

Conveniently accessed through a side gate, a set of covered steps wind you down to an enclosed porch through a wrought iron gate to the flat's private entrance.

Entering through its own front door into a wide hallway, neutral and fresh décor contrasts beautifully with warm parquet wooden flooring. There is plenty of storage with cupboards at both ends, the one at the rear being a deep double walk in cupboard with shelving.

First on your right is the cosy living/dining room with its front aspect windows framing a perfect dining space. A side aspect glazed door brightens the room further and gives access to the apartment's private garden terrace and communal gardens beyond. The room has ample room for a deep sofa and a dining table and chairs and its wood burning stove sat in a feature period fireplace adds character to the room and warmth in the colder months.

Next door the beautiful master bedroom is spacious and light with its calming neutral décor and wall of fitted wardrobes.

Across the hallway is the stunning modern bathroom with a double walk in shower enclosure with rainwater shower head, panel enclosed bath and vanity unit with wash hand basin which create a relaxing and contemporary bathing experience. There is also a deep utility cupboard with space and plumbing for an appliance and shelving for linen.

The stylish kitchen is wonderfully bright, with contrasting work surfaces separating integrated appliances and room for freestanding appliances.

Contemporary tiles and a window conveniently placed above the sink make it a very welcoming space.

The second bedroom at the far end of the hallway is also a good-sized light and airy room with plenty of space for bedroom furniture.

Outside and also accessed from the living/dining room is the apartment's own garden terrace sat below the communal garden level making it private and secluded. It is mostly decked and with a semi-circular wall of seating it has plenty of room to sit and enjoy the summer sun. An area of communal lawn gives extra external space.

With its generous room proportions, proximity to the local shops and fantastic commuter links on its doorstep, this apartment is a must see!







**Steps that lead down to a covered walkway to wrought iron gate opening into covered paved porch and the apartment's part opaque glazed private front door, which opens to:**

**Entrance Hall:** 21'7 x 6'11 (6.58m x 2.11m) with wooden parquet flooring, radiator, storage cupboard with hanging rail and shelf, double storage cupboard with internal shelving, ceiling window light and doors opening into:

**Living/Dining Room:** 18'5 x 14'6 (5.62m x 4.42m) front aspect double glazed windows, side aspect glazed door with secondary glazing leading onto garden terrace, alcove shelving, wooden parquet flooring, feature fireplace with decorative mantle, tiled hearth and wood burning stove, internal window into hallway and radiator.

**Bedroom 1:** 18'8 x 14'3 (5.7m x 4.4m) side aspect double glazed bay window overlooking the garden, 3 double fitted wardrobes with hanging rails, shelving and drawers and cupboards over and radiator.

**Bathroom:** side aspect double glazed opaque window, wooden panel enclosed bath with wall mounted mixer tap and held hand shower attachment, walk in double shower cubicle with glass enclosure, rainwater shower head, hand held shower attachment and tiled inset wall shelf, wooden vanity unit with wash hand basin with mixer tap over and drawer and open shelf under, part tiled walls, concealed cistern

WC, tiled flooring, heated towel rail and utility cupboard with plumbing and electricity for appliance and shelf for linen.

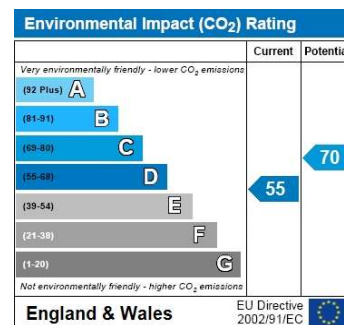
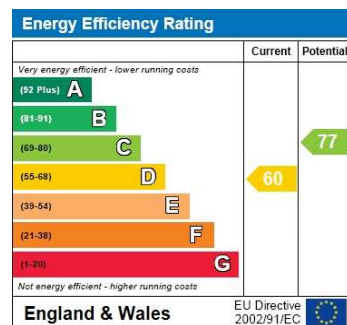
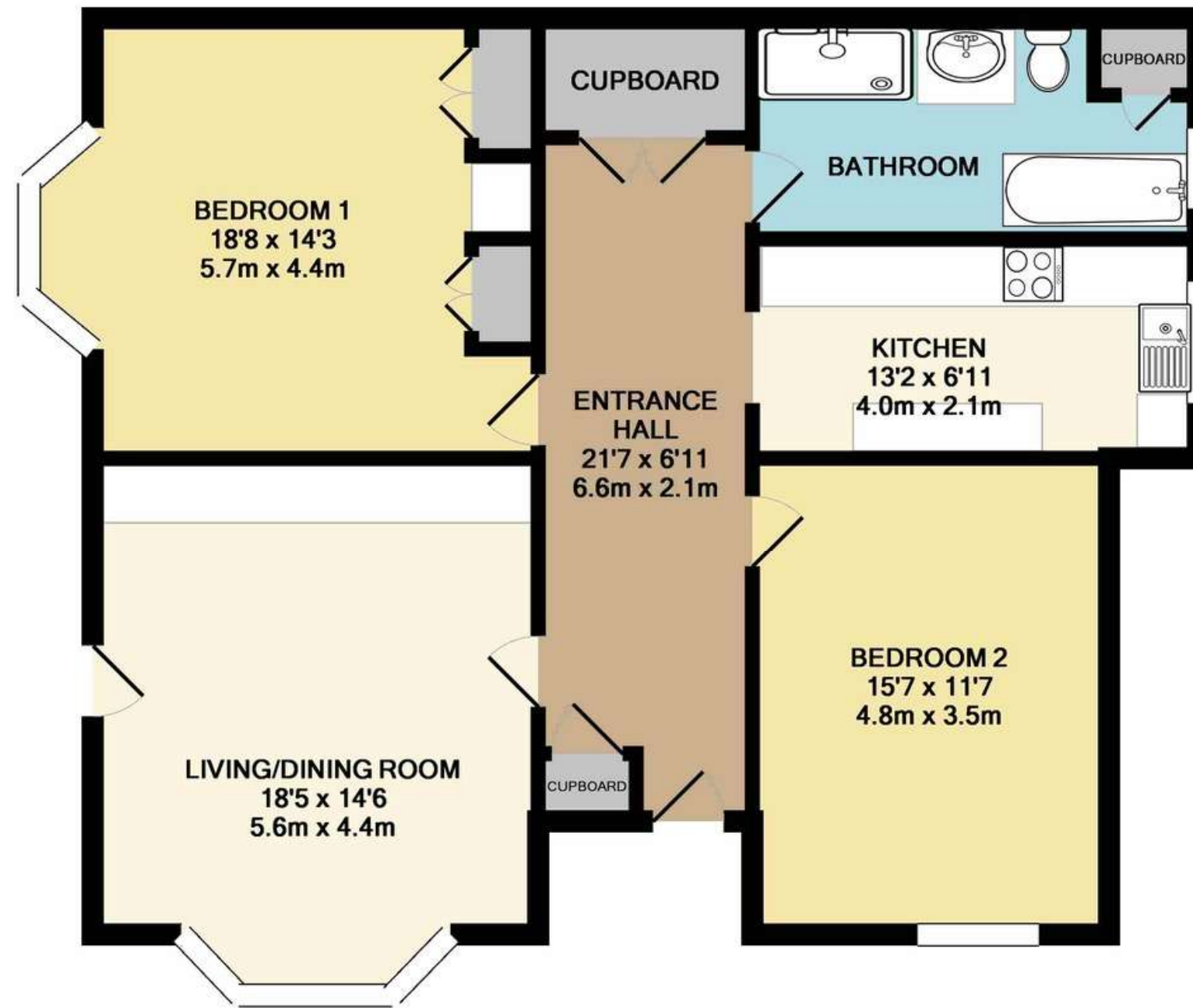
**Kitchen:** 13'2 x 6'11 (4.02m x 2.11m) side aspect double glazed window, sink with mixer tap over and drainer, integrated electric oven, 5 ring gas hob, Bosch stainless steel extractor, space and plumbing for dishwasher, inbuilt wine fridge and space for fridge/freezer. The kitchen has plenty of work top space, tiled splashbacks, tiled flooring and a selection of eye and base level painted units with open shelving - includes an inbuilt pullout larder and other clever storage cupboards (bins, vegetable baskets, magic corner cupboards).

**Bedroom 2:** 15'7 x 11'7 (4.8m x 3.5m) front aspect double glazed window, fitted cupboard housing fuse box and radiator.

**Outside:** to the front of the property is a low level brick wall with columns and wrought iron gates for access with gravel pathways behind and a bin storage area. Stone steps lead down to a covered walkway, wrought iron gate and covered porch leading to the flat's own entrance door. To the side of the property is the apartment's private garden terrace which is part decked and part paved with a curved seating area. The communal garden beyond is mainly laid to lawn with a part brick, part fenced perimeter with some mature shrubs, plants, hedges and flowers.







TOTAL APPROX. FLOOR AREA 1022 SQ.FT. (95.0 SQ.M.)  
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#### General:

Tenure: Share of freehold

Local authority: Tunbridge Wells Borough Council

Service charge: £100.00 per month

Council tax: Band C (£1,519.00)

EPC: E (41)

**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 Garlinge 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. 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. 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.







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