

49 London Road, Southborough





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Newly Renovated 2-Bedroom Split Level Maisonette With Communal Garden

Accommodation Summary

- Ground, first and second floor split-level maisonette
 - 50% share of communal garden
 - Living room
 - Stylish kitchen
 - Modern shower room
- 2 double bedrooms, 1 en-suite
 - Storage room
 - Loft room
- Sought after area
- No onward chain
- No stamp duty for first time buyers



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This newly refurbished property, which is ready to move into, is ideally located with local shops, restaurants, pubs and excellent transport links on its doorstep.

A covered front door to the side welcomes you into a living/dining room which is brightened by its rear aspect window. It has plenty of space for relaxing, its brick fireplace adding character, whilst a useful under stairs storage cupboard will keep the space clutter free.

The kitchen, which opens off the living room, is a practical yet effortlessly stylish space with glossy white cupboards and contrasting work surfaces. It has plenty of units, counter space, an integrated oven and space for additional appliances. A part glazed side aspect door gives outdoor access to the shared garden.

At the rear is a contemporary shower room with WC and walk in shower.

Returning to the living room and climbing the newly carpeted stairs to the first floor you will reach two double bedrooms, one with a modern en-suite. The double aspect room to the front with part glazed doors that open onto an enclosed sit on balcony, could be used as a second reception room, depending on your needs. A large walk in storage cupboard completes the floor.

A further flight of stairs takes you up to the loft room with a feature window.

With open farmland and woodland walks on its doorstep and easy access into the historic Tunbridge Wells town centre, its location offers the best of both worlds. A must see for buyers and investors alike!

Entrance door which opens into:

Living/Dining Room: 12' 10 x 11' 5 rear aspect double glazed window, brick enclosed feature fireplace with tiled hearth, wooden effect laminate flooring, under stair storage cupboard with space for storage and housing meter in cupboard and fuse box, radiators, combination boiler in enclosed wall cupboard and opening into:

Kitchen: 10'5 x 6'3 side aspect double glazed window, part glazed side aspect door giving rear access to shared garden and radiator. The kitchen area has tiled flooring, a tiled splashback, white wall and base level units, counter top space, 4 ring electric hob, integrated electric oven, stainless steel extractor, washing machine, under counter fridge/freezer and stainless steel sink with mixer tap and drainer.

Shower Room: rear aspect double glazed opaque window, low level WC, slimline vanity unit with wash hand basin with mixer tap over and cupboard under, walk in shower cubicle with wall mounted shower, wall mounted mirror with lighting, tiled walls and flooring and radiator.





Stairs up to first floor:

Bedroom 1: 12'2 x 11'5 front aspect window, side aspect part glazed double doors opening onto enclosed and covered sit on balcony and radiator.

Bedroom 2: 10'11 x 7'4 rear aspect double glazed window, radiator and door opening into:

En-suite: concealed cistern WC, tiled walls and flooring, vanity unit with wash hand basin with mixer tap over and cupboard under, walk in shower cubicle with wall mounted shower attachment, wall mounted mirror with lighting and heated towel rail.

Walk in storage cupboard: plenty of room for storage.

Stairs up to second floor:

Loft Room: 12'2 x 7'3 front aspect feature window.

Garden: shared equally with the adjoining maisonette.

General:

Tenure: Leasehold

Length of lease: 125 years

Local authority: Tunbridge Wells Borough Council

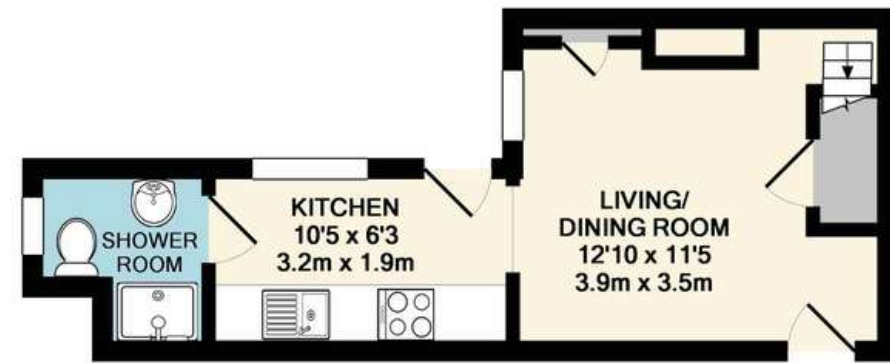
Ground Rent: £100.00 P/A

Service Charge: TBC

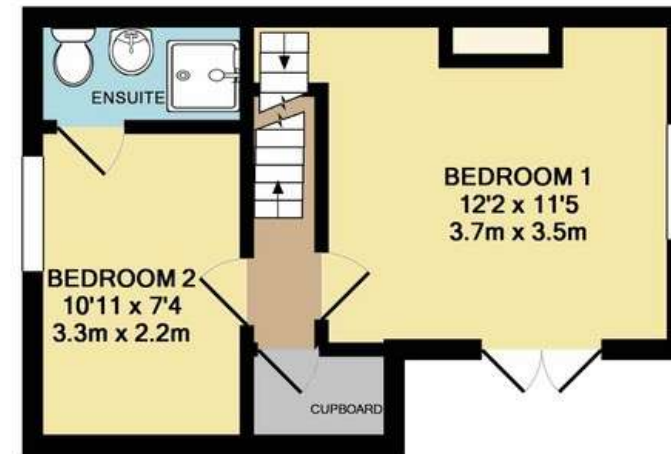
Council tax: Band A (£1,139.00)

EPC: E (46)

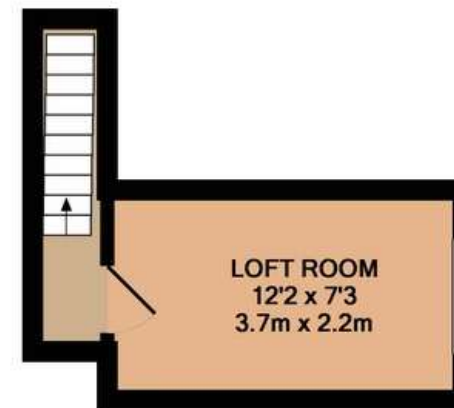




GROUND FLOOR
APPROX. FLOOR
AREA 245 SQ.FT.
(22.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 293 SQ.FT.
(27.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 117 SQ.FT.
(10.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 655 SQ.FT. (60.9 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	
46	63
England & Wales	
EU Directive 2002/91/EC	

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	
40	59
England & Wales	
EU Directive 2002/91/EC	



Area Information: Southborough

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. London Road is also within the catchment areas for the 6 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. 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. The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.





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