

2 Woodlands Court, Park Road, Southborough





2 Woodlands Court, Park Road, Southborough TN4 0NY

Smart Spacious 2-Bedroom Apartment in Contemporary Block

Accommodation Summary

- Ground floor apartment in contemporary block
 - 2 double bedrooms
 - Spacious living/dining room
- Stylish kitchen/breakfast room
 - Modern bathroom
 - Great storage
 - Communal garden
- Sought after village location

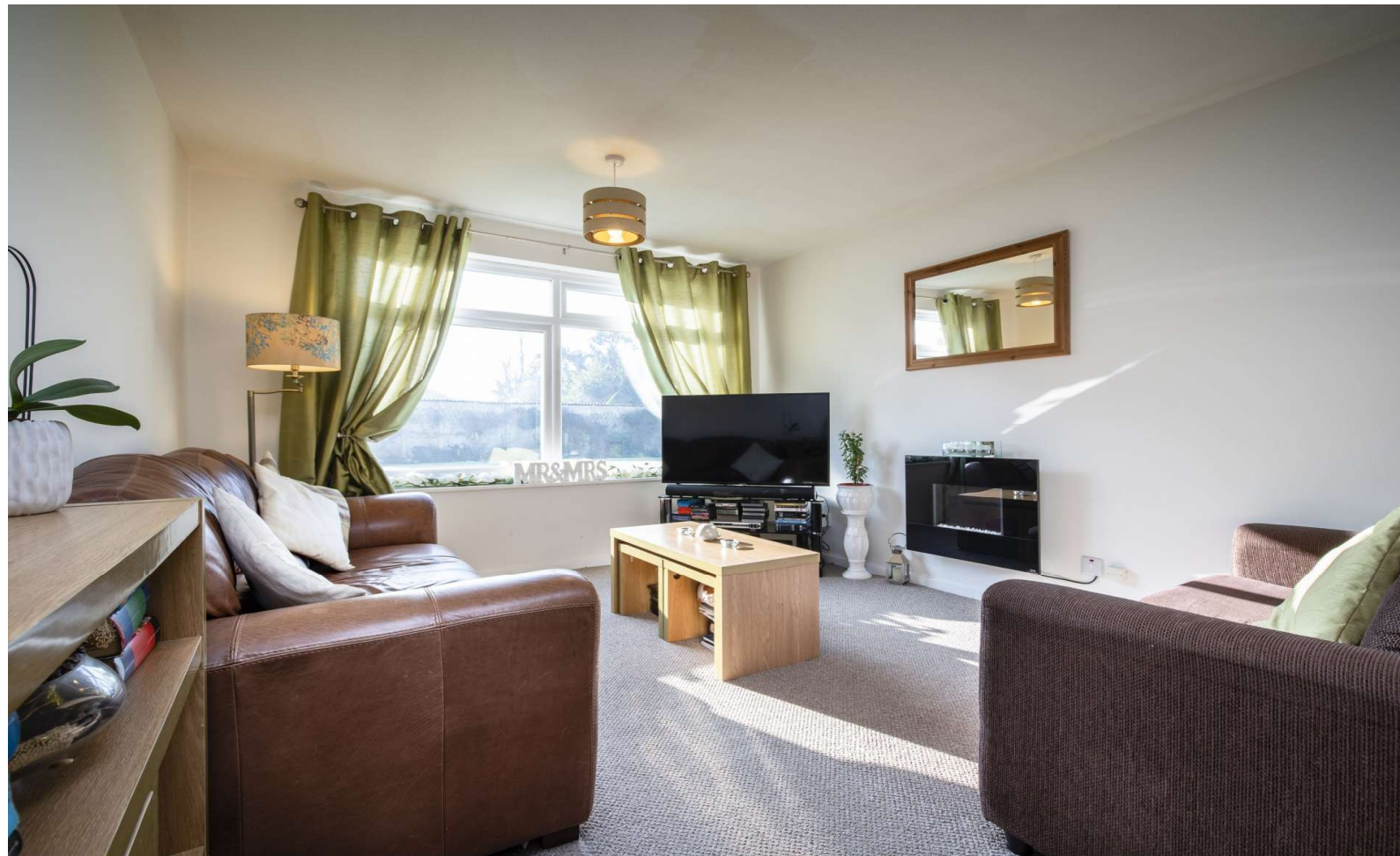


Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This stylish apartment sits on the ground floor of a neat and contemporary purpose-built block which itself is set back from the road by an expanse of lawn.

A communal part glazed door leads you to the apartment's private front door that opens into a welcoming entrance hallway with storage cupboards to keep it clutter free.

To the left is a fresh contemporary bathroom with shower over the bath, vanity unit with storage under and glazed wall blocks borrowing light from the room behind.

Next door the second bedroom is a good-sized room with a large window bringing views of the garden in.

Along the hallway to the front is the master bedroom which is a generous sized double which enjoys plenty of natural light from its window and has a fitted wardrobe for storage.

To the rear is the spacious living/dining room which has ample room for a deep sofa and a dining table and chairs making it the perfect space to relax or entertain in. It is flooded with light from its window overlooking the gardens and has an electric fire for warmth in the colder months.

Completing the apartment is the stylish kitchen/breakfast room which has wooden effect work top space contrasting beautifully with the cream cupboards both top and bottom. With a fitted electric oven, 4 ring hob and extractor and space and plumbing for freestanding appliances it has everything you need for a wonderful cooking experience. A useful breakfast bar with space for two bar stools is a welcome addition for your morning coffee.

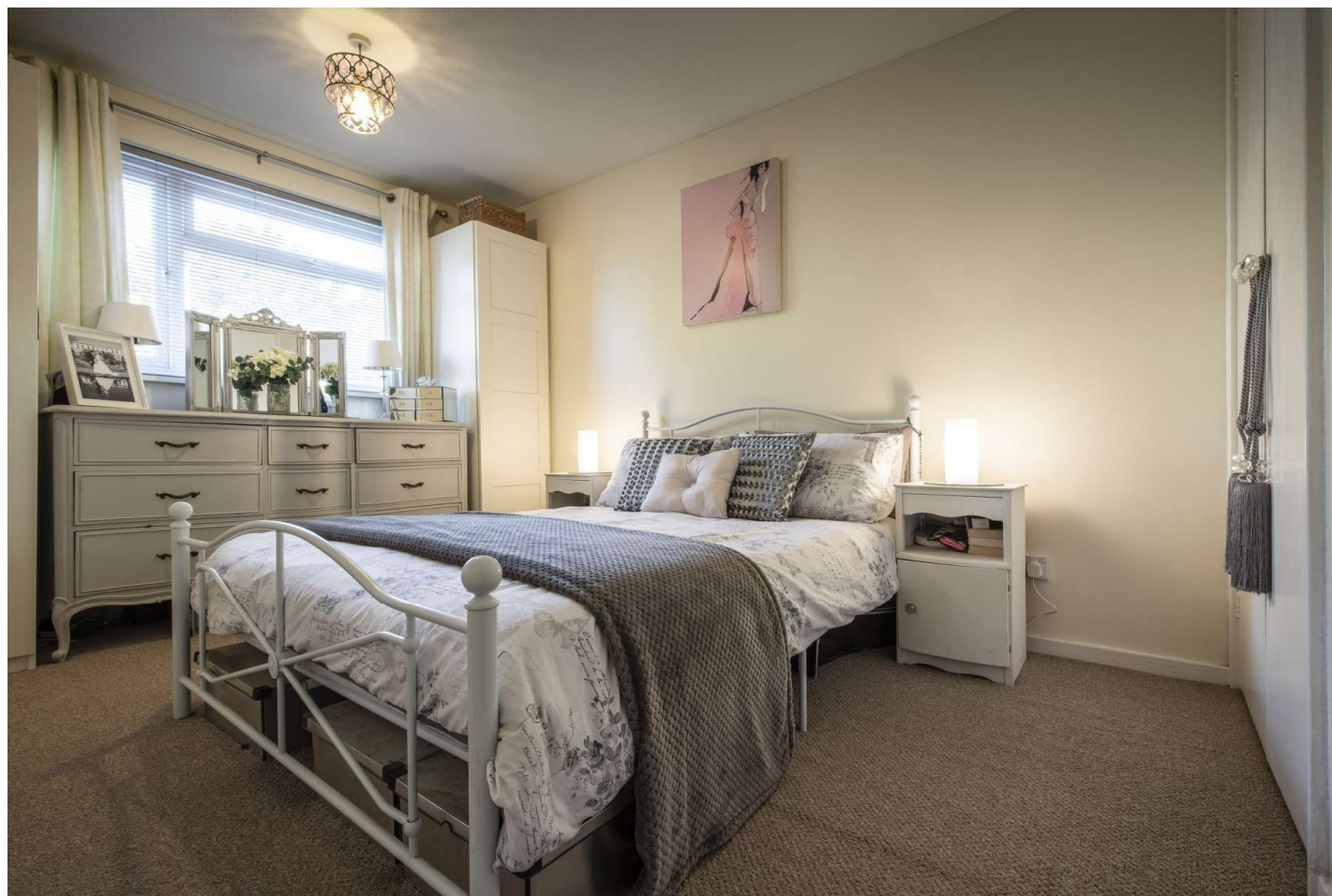
Outside there is a large communal garden laid mainly to lawn, ideal entertaining space in the warm summer months.

Park Road is superbly located with a host of popular schools, local shops and transport links on its doorstep. Being a stone's throw from Southborough Common, a peaceful area of outstanding natural beauty, it also enjoys woodland walks and open farmland.

With its generous room proportions and fantastic location, this apartment is a must see!

Part glazed communal entrance door, which opens to:

Communal entrance hallway: with opaque glazed private entrance door opening into:



Entrance Hallway with storage cupboard with hanging rail and shelf, wall hung entry phone, storage cupboard with hanging rail, storage cupboard with shelving and doors opening into:

Bathroom: high rear aspect opaque glazed wall bricks, panel enclosed bath with hand held shower attachment with wall fixing and folding glazed bath screen, vanity unit with wash hand basin with mixer tap over and cupboard under, low level WC, heated towel rail, tile effect laminate flooring and tiled walls.

Kitchen/breakfast room: 7'3 x 12'6 front aspect double glazed window, range of cream wall and base level units, stainless steel sink with mixer tap and drainer, wooden effect counter tops, space and plumbing for washing machine, fitted electric oven with 4 ring electric hob above, stainless steel extractor fan, space for fridge/freezer, part tiled walls, wooden effect laminate flooring, wall hung breakfast bar with drawer under and space for 2 bar stools and wall hung electric thermostat controlled panel heater.

Master bedroom/Bedroom 1: 9'2 x 16'10 front aspect double glazed window, fitted double wardrobe with hanging rail and shelf and wall hung electric thermostat controlled panel heater.

Bedroom 2: 8'10 x 11'2 rear aspect double glazed window, internal high level opaque glazed wall bricks and wall hung electric thermostat controlled panel heater.



Living/Dining Room: 11'2 x 17'9 rear aspect double glazed window, wall hung electric fire and wall hung electric thermostat controlled panel heater.

Outside: To the front are hard surface pathways leading to the communal entrance doorways lying between areas of lawn with a hard surface. To the rear the communal garden is laid mainly to lawn with stocked perimeter flower beds and hedging.

General:

Tenure: Leasehold

Length of Lease: 939 years

Service charge: £1,080.00

Ground Rent: £20.00 P/A

Management Company: Woodlands Court Association Limited

Freeholder: DWD Properties


Local authority: Tunbridge Wells Borough Council


Council tax: Band C (£1,519.00)

EPC: D (64)

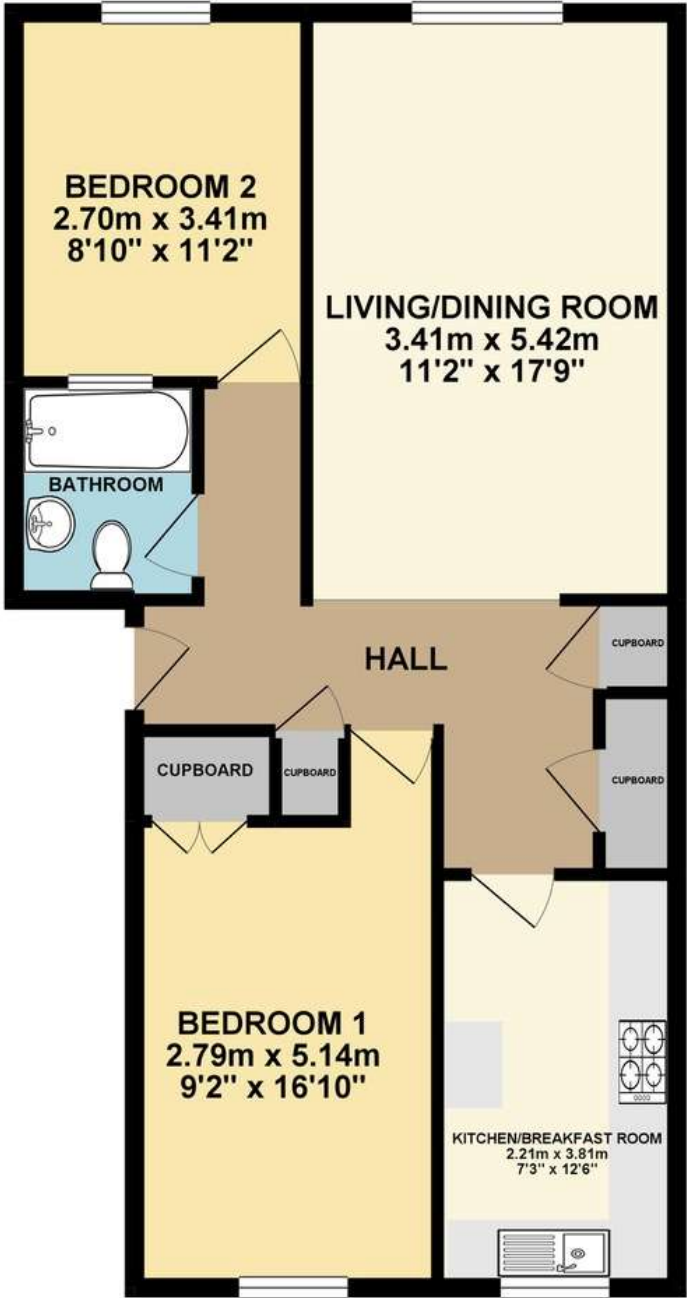




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR 58.8 sq. m.
(632.92 sq. ft.)



TOTAL FLOOR AREA : 58.80 sq. m. (632.92 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019



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. Peter's 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. Park Road is also within the catchment areas for the main 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 35 minute journeys.

The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.

