

6 Mill Court, Bidborough





6 Mill Court, Bidborough TN3 0XN

Contemporary Mews Style 2-Bedroom Apartment

Accommodation Summary

- First floor apartment in exclusive development
 - 2 bedrooms
 - Living room
 - Stylish kitchen
- Entrance hall/dining area
 - Modern bathroom
 - Private entrance
- Veranda and balcony
 - Large loft space
- Allocated covered parking in heritage car port



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This attractive apartment sits discretely in its sought-after development with stunning countryside on its doorstep and within walking distance of the village's plentiful amenities.

Built in 2007 by a highly regarded developer, Mill Court is an interesting mix of purpose-built apartments and houses that blend beautifully with their surroundings.

A smart private driveway winds down past a detached timber framed heritage car port to a pretty block brick driveway.

The apartment sits neatly in the corner and is accessed from a set of wooden stairs that lead you up to a covered veranda and the apartment's private entrance door.

The entrance hall is flooded with light from its glazed door and floor to ceiling windows that look out over the courtyard. It is a wide area, plenty big enough to double as a dining space, with concealed storage cupboards across its rear wall to keep the space clutter free.

The warm wooden flooring extends into the open plan living room behind. It is a very welcoming space with ample room for deep sofas and an inset gas fire adds warmth in the colder months.

Opening to the side is the kitchen which delivers wonderful cooking facilities with an abundance of cream cabinets topped with work surfaces. It has all the integrated appliances that you would expect in an apartment of this quality including a fridge/freezer, dishwasher, oven and washer/dryer. Stylish LED lights set into the kitchen plinths create a contemporary effect.

Along the hallway past an airing cupboard and ceiling loft access hatch, the modern bathroom is first on your right with a shower over the bath and modern white fittings.

To the rear are two bedrooms the larger of which is a graceful double with a fitted wardrobe and a pretty set of French windows that open onto the newly upgraded enclosed sit on balcony, perfect for your morning coffee.

With open countryside on its doorstep and being a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools, this is the perfect home for couples or families with professional needs. A must see!

Wooden steps lead up to a covered veranda with glazed private entrance door, which opens to:

Entrance hall/dining area: 7'10 x 9'5 side aspect double glazed floor to ceiling windows, engineered oak wooden flooring with underfloor heating, ceiling natural light dome, triple fitted tall storage cupboards, one housing the boiler, with shelving and hanging rail and opening to:



Living Room: 15`9 x 18`4 rear aspect double glazed window, engineered oak wooden flooring with underfloor heating, gas effect fire inset in to the chimney breast and opening into:

Kitchen: 9`5 x 7`7 ceiling natural light dome, worktop space and a good selection of cream eye and base level units with LED plinth lighting, fitted electric oven with 4 ring electric hob and stainless steel extractor fan above, integrated fridge/freezer, integrated dishwasher, fitted washer/dryer, double stainless steel corner sink with drainer and mixer tap and tiled flooring with underfloor heating and door opening into:

Hallway: with engineered oak wooden flooring with underfloor heating, airing cupboard housing the water cylinder with shelving for linen, ceiling access hatch with drop down ladder into part boarded loft and doors opening into:

Bathroom: P shaped panel enclosed shower bath with mixer tap and wall mounted shower attachment and bevelled glazed shower screen, wash hand basin with mixer tap on vanity shelf, concealed cistern WC, part tiled walls, heated towel rail, tiled flooring with underfloor heating and extractor fan.

Bedroom 1/Master Bedroom: 10`10 x 11`4 front aspect French windows with plantation shutters opening onto wooden enclosed decked sit on balcony, fitted double wardrobe with hanging rail and shelving and wooden effect flooring with underfloor heating.

Bedroom 2: 11`4 x 7`6 rear aspect double glazed window with plantation shutters and double thickness carpet with underfloor heating.

Outside: there is an allocated parking space in covered triple timber framed Heritage car port.

General:

Tenure: Share of Freehold

Length of Lease: 112 years

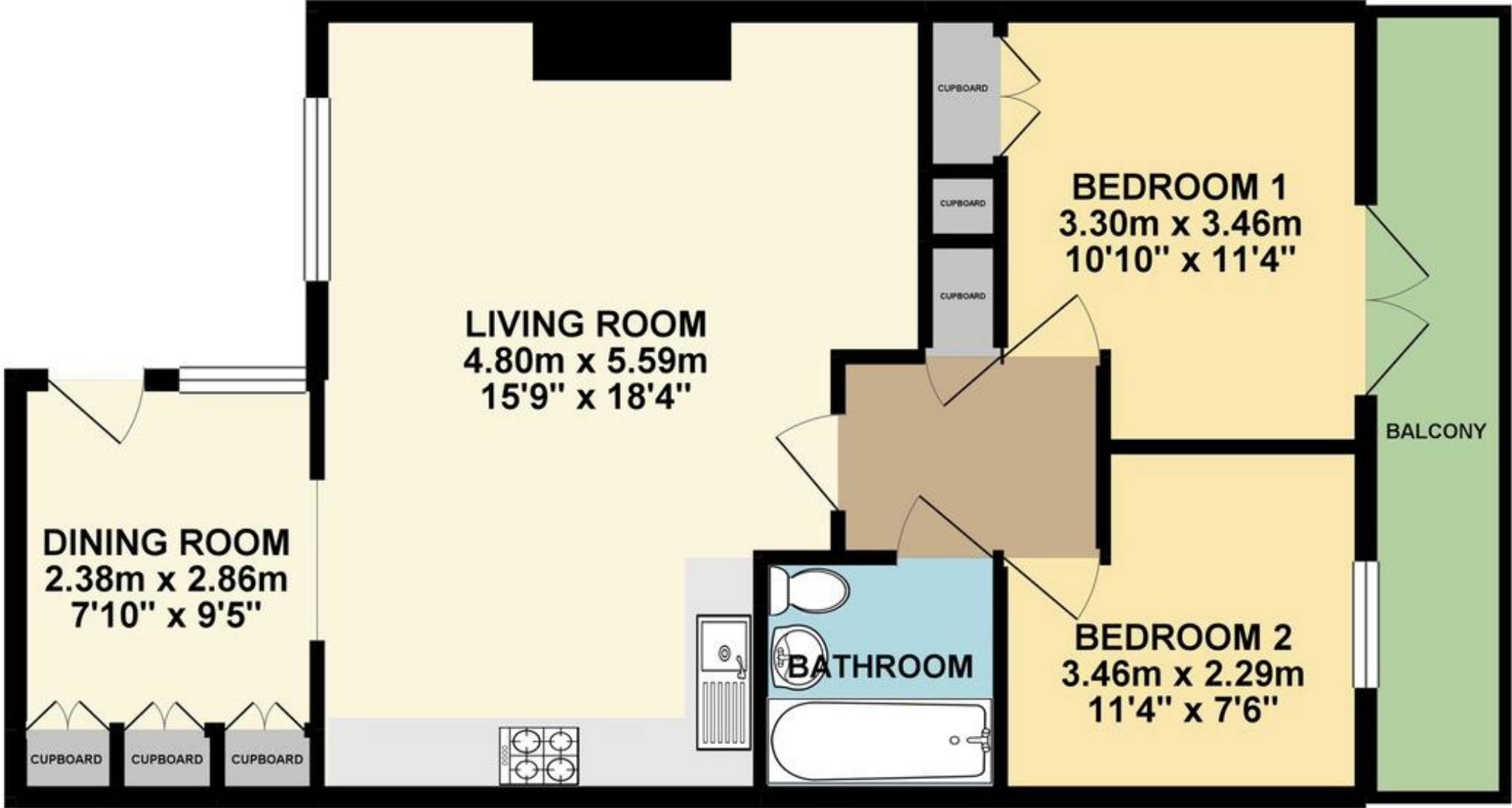
Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,709.00)

EPC: C (80)



GROUND FLOOR 57.6 sq. m.
(620.00 sq. ft.)



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		
80		82
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		
79		80
England & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 57.60 sq. m. (620.00 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.

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Area Information: BIDBOROUGH

Bidborough is an idyllic and pretty village in the borough of Tunbridge Wells, lying to the north of Tunbridge Wells town centre and to the south of Tonbridge town centre, whose station is a mere 3.3 miles away.

It has an active community with an historic 11th Century church, a local primary school which is ranked by Ofsted as good, a petrol station, a local convenience store and a popular recently and extensively refurbished village pub, the `Kentish Hare`.

Parish sports facilities are good, and the village boasts a tennis court, a bowls green and two recreation ground areas, which are available for cricket and five-a-side football.

The village benefits from open countryside and sprawling woodland on its doorstep but it is also popular with commuters being only 2.5 miles from Tonbridge Station with its fast and frequent access into central London in 30 minutes. It is also close to Gatwick Airport and with the A21 less than 2 miles away with access onto the M25 it provides quick road access into London too.

Excellent local independent primary schools such as The Schools at Somerhill and Hilden Grange Primary sit alongside the highly regarded village primary and the sought after girls` and boys` secondary grammar schools are also nearby. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.



