

1A Park Road, Southborough





1A Park Road, Southborough TN4 0NU

Spacious Second Floor 2-Bed Victorian Apartment

Accommodation Summary

- Period conversion apartment
 - 2 double bedrooms
 - Large reception room
- Separate kitchen/dining room
 - Modern bathroom
- Double glazing throughout
 - Off street parking space
- Sought after village location
 - Share of freehold
 - No onward chain
 - Communal garden



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This fantastic period conversion is spread over the entire second floor of a beautiful detached Victorian conversion, which itself sits on a sought after residential street with fantastic commuter links, shops and open countryside on its doorstep.

A communal entrance door opens into a shared entrance with access up to the stairs to the first and second floor and the apartment's private entrance door.

The hallway is wide and welcoming with a fitted cupboard for storage and doors opening off it at every angle.

First on the left is the kitchen/dining room. Honey coloured wooden effect cupboards are separated by space for appliances with a stainless steel sink, extractor, fitted gas hob and oven. Contemporary wall tiles and wooden effect flooring stretch into the back of the room, which has plenty of space for a dining table and chairs.

Next door is the generous master bedroom with a large window bringing in roof top views.

Along the hallway is the large living room whose bay window floods the room with light. Its size makes it big enough for furniture and large sofas to relax in at the end of long busy days.

The bathroom is behind, with its shower over the bath and window drawing in natural light.

Completing the apartment is a large second double bedroom with views over the gardens to the rear from its large window.

Outside there is a neat block brick driveway which offers an off street parking space. There is also a lawned communal garden at the back.

With spacious rooms and central location this home is a perfect investment purchase and would suit first time buyers, investors and professionals alike. A must see!

Communal Entrance Door which opens into:

Communal Entrance Hall: with a door to the stairs rising to the first and second floors and the apartment's own entrance door which opens into:

Entrance Hall: with fitted storage cupboard and doors opening into:

Kitchen/Dining room: 8'1 x 19'10 rear aspect double glazed window, range of wooden effect base and wall level units with open wall shelving, stainless steel sink with drainer and mixer tap over, counter top, space and plumbing for washing machine and dishwasher, space for fridge/freezer, integrated four ring gas hob, integrated electric oven, stainless steel extractor fan, wall hung boiler, part tiled walls, wooden effect laminate flooring and radiator.





Bedroom 1: 12`11 x 15`1 front aspect double glazed window and radiator.

Living Room: 15 x 18`3 front aspect double glazed bay window flooding the spacious room with light, mid height open alcove shelving, open recess in chimney breast and radiator.

Bathroom: side aspect opaque double glazed window, vanity unit with wash hand basin with mixer tap over, low level WC, wooden panel enclosed bath with wall mounted shower attachment, tiled walls and flooring and heated towel rail.

Bedroom 2: 14`7 x 12`11 rear aspect double glazed window and radiator.



Outside: A communal block brick driveway leads off Park Road to the side of the building with an allocated parking space for the apartment. There is also a lawned communal garden at the back.

General:

Tenure: Share of Freehold

Local authority: Tunbridge Wells Borough Council

Service Charge: TBC

Council tax: C (£1,604.00)

EPC: C (69)



GROUND FLOOR 970 sq. ft.
(90.1 sq. m.)



TOTAL FLOOR AREA : 970 sq. ft. (90.1 sq. m.) 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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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		
69		77
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		
66		76
England & Wales		
EU Directive 2002/91/EC		



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.



