

Flat 5, 5 Park Road, Southborough





Flat 5, 5 Park Road, Southborough TN4 0NU

Stylish Split-Level 2-Bedroom Apartment

Accommodation Summary

- Period conversion apartment, with plenty of storage
 - 2 bedrooms
 - Loft room
- Living/dining room
 - Kitchen
 - Bathroom
- Communal garden
- Off-road parking
- Share of the freehold
- Prime location



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This split-level apartment is on the first and second floor of a beautiful detached Victorian conversion, which itself sits screened from the road behind a tall hedge.

A well-maintained gravelled area with stone steps leads you up to a communal covered entrance which opens into a graceful entrance hallway of Victorian proportions.

The apartment's private front door welcomes you into a bright hallway.

First on the right is the elegant reception room, flooded with light from its rear window. It is an exceptionally welcoming space with its neutral wall colour and bespoke media unit contrasting beautifully with the warm wooden effect flooring.

Along the hallway is the stylish kitchen, a visual delight with exposed brick, cream cabinetry and wooden work tops. An integrated Siemens oven, four ring gas hob and ceramic sink cleverly placed under the window make it a cook's dream.

Next door is the modern bathroom with its shower over the bath, subway tiling and calming wall colours.

At the front is the second bedroom, currently set up as a dining room and home office. Wooden flooring, a large window and a high ceiling add character to the versatile space.

Climbing the stairs to the second floor is the principle bedroom brightened by its rear window and benefiting from fitted wardrobes.

A neat concealed door on the landing takes you up to a loft room which could be a kids' den, a home office or useful storage space.

This fabulous apartment benefits from two off street parking spaces and a communal mature south facing garden. It is also plenty of storage and is conveniently located in a sought-after residential street with first rate schools, commuter links and shops on its doorstep. A must see!





Communal Entrance Door, which opens to:

Communal Reception Hall: with stairs to the first floor leading to the flat's own front door opening into:

Entrance Hallway: wooden flooring, space for coats, fitted cupboards, open shelving, ceiling loft access hatch, radiator and doors opening into:

Living/Dining Room: 14'3 x 15 rear aspect double glazed window, bespoke media unit with low level cupboards, open shelving, counter top, radiator and wooden effect flooring.

Kitchen: 7'2 x 8'9 side aspect double glazed window, eye and base level cream units, one housing the boiler, ceramic sink with drainer and mixer tap over, wooden counter top, space for fridge/freezer, integrated four ring gas hob, integrated Siemens oven, pull out extractor hood, fitted Zanussi washing machine, tiled splash backs and tiled flooring.

Bathroom: pedestal wash hand basin, low level WC, panel enclosed bath with hand-held shower attachment, mixer tap and folding glass shower screen, part tiled walls, tile effect laminate flooring and radiator.

Bedroom 2: 9'4 x 10'3 front aspect double glazed window, opening in chimney breast with internal shelving and tiled hearth, wooden flooring and radiator.

Stairs up to the second floor landing with rear aspect double glazed window, fitted high wall cupboard, fitted cupboard with side door opening up to:

Loft Room: 8'5 x 13 front aspect Velux window, fitted eaves cupboard with hanging rail, open wall shelving, mezzanine space and radiator.

Bedroom 1: 10'5 x 10'3 rear aspect double glazed window, fitted double wardrobe with hanging rail and shelf, fitted cupboard with hanging rail and shelf and radiators.

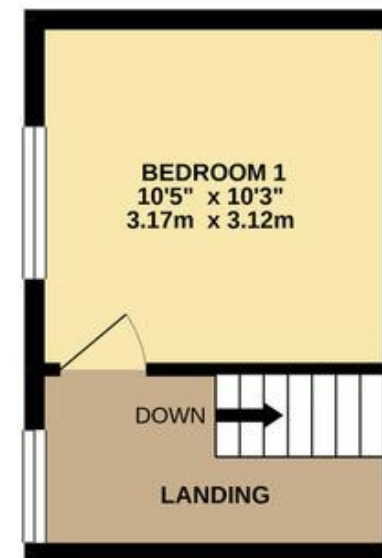
Outside: A communal gravel drive leads off Park Road to the right of the building. To the rear there is a gravel parking area with the apartment benefitting from the use of two allocated parking spaces. There is a garden to the front of the building which is mainly laid to lawn with mature hedging and shrubs providing screening and privacy from the neighbouring properties and the road. There are two sheds.



GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
161 sq.ft. (15.0 sq.m.) approx.

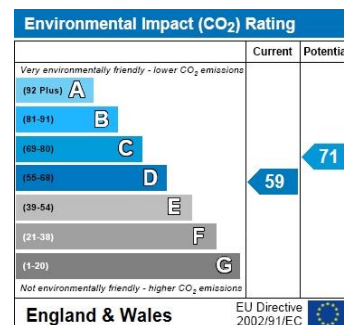
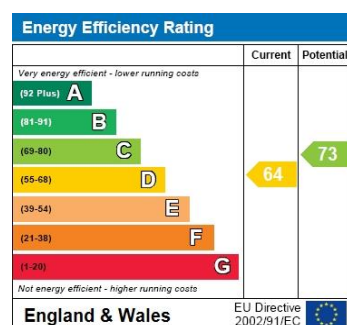


2ND FLOOR
109 sq.ft. (10.2 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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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General:

Tenure: Share of Freehold

Local authority: Tunbridge Wells Borough Council

Service Charge: £60.00 PCM

Council tax: C (£1,667.00) / EPC: D (64)

Area Information: Southborough, Tunbridge Wells

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.



