

20 Southborough Court, Park Road, Southborough





Flat 20, Southborough Court, Park Road, Southborough TN4 0NT

Spacious 2-Bedroom Apartment in Contemporary Block

Accommodation Summary

- Second floor apartment, with share of freehold and a garage
 - 2 bedrooms
 - Living room
- Kitchen/dining room
 - Bathroom
- Communal garden
- Parking space
- Sought after village location
- Close to shops and parks
- Good transport links



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

A communal glazed door leads you into the communal hallway with stairs rising to the second floor and the apartment's private front door.

Stepping into the living room, there is ample room for sofas and furniture making it the perfect space to relax or entertain in. It is flooded with light from its window overlooking the gardens and road beyond.

The well separated kitchen/dining area forms an open U space at the rear of the living room enabling you to chat to friends and family as you prepare dinner. Plenty of white units topped with dark grey work surfaces are separated by the integrated Samsung oven with the sink cleverly placed under the window.

Down the hallway, with two useful storage cupboards and access into a loft space, is the bright bathroom with a shower over the bath.

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 principle bedroom which is a generous sized double which enjoys plenty of natural light from its window and has a fitted wardrobe for storage.

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!





Glazed communal entrance door, which opens into:

Communal entrance hallway: with stairs rising to the first and second floor and the apartment's private entrance door opening into:

Living Room: 15'10 x 14'4 front aspect double glazed window, wall hung electric fire, wooden effect flooring and opening into:

Kitchen/dining room: 10'10 x 8'2 rear aspect double glazed window, range of wall and base level units, stainless steel inset sink with mixer tap, granite counter tops, space and plumbing for washing machine, fitted Samsung oven with 4 ring electric hob above, stainless steel extractor fan, recess space for fridge/freezer, wooden effect flooring, open shelving, fitted storage cupboards, kickboard lighting and fitted cupboard housing the water cylinder with shelving for linen.

Hallway: ceiling loft access hatch, fitted cupboard with shelving, fitted cupboard with shelf and doors opening into:

Bathroom: rear aspect opaque window, panel enclosed bath with wall mounted shower attachment and glazed bath screen, wall hung wash hand basin, low level WC, extractor fan, tiled walls and tiled flooring.

Bedroom 1: 14'4 x 10'2 front aspect double glazed window, fitted double wardrobe with hanging rail and shelf and cupboard above and wall hung electric wall heater.

Bedroom 2: 8'10 x 8'9 side aspect double glazed window, fitted wardrobe with hanging rail and shelf and cupboard over and wall hung electric heater.

Outside: To the front is a paved pathway leading to the communal entrance doorway with an area of lawn to the side. To the rear the communal garden is laid mainly to lawn with stocked perimeter flower beds and hedging. There is parking to the side and a garage.

General:

Tenure: Share of Freehold

Length of lease: 940 years remaining

Service charge: £1,020.00 P/A

Freeholder: Southborough Court Management Company

Management company: Southborough Court Management Company

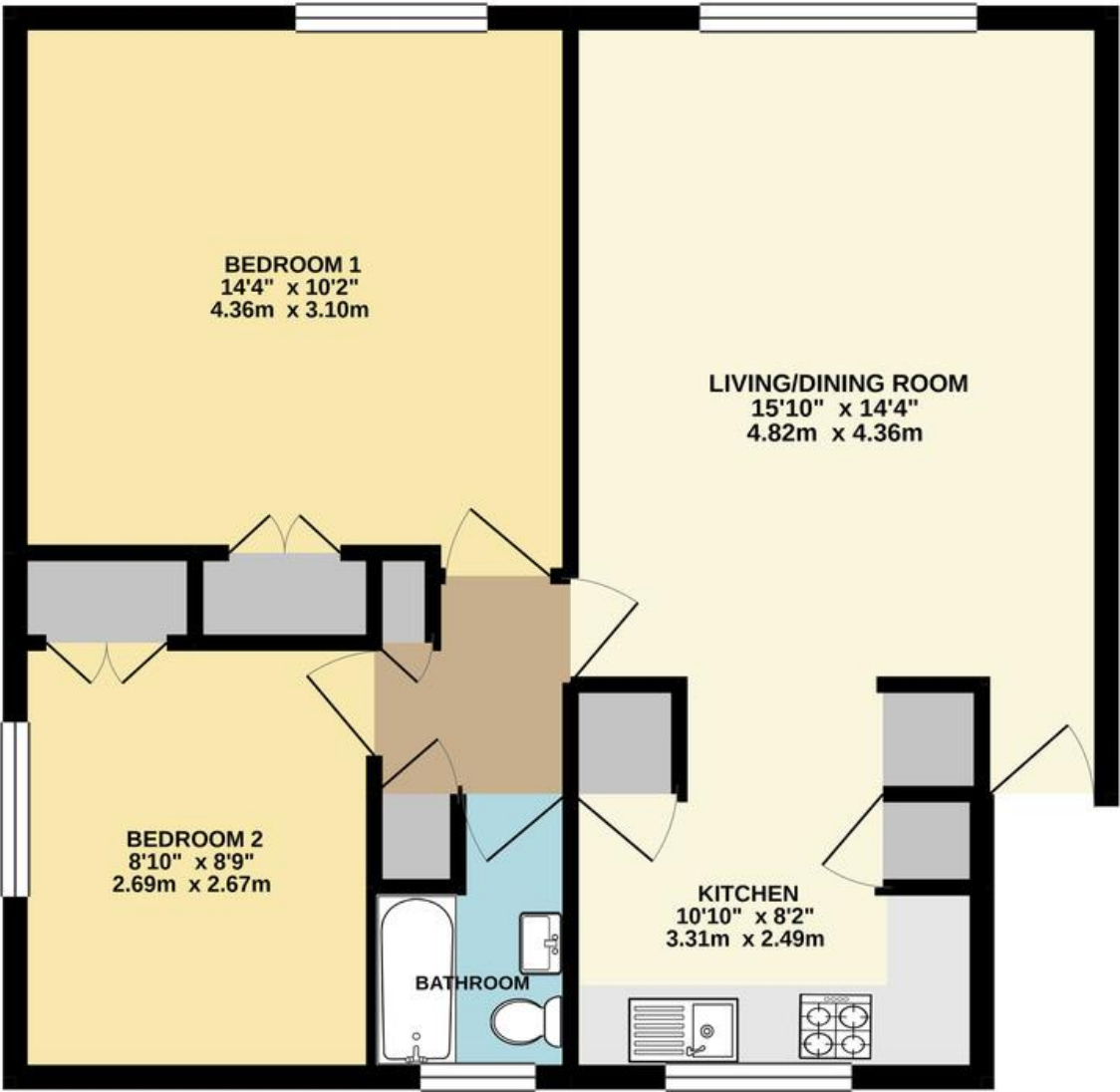
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,667.00)

EPC: D (60)

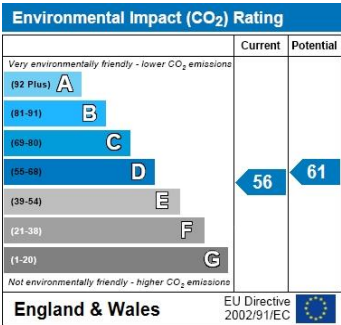
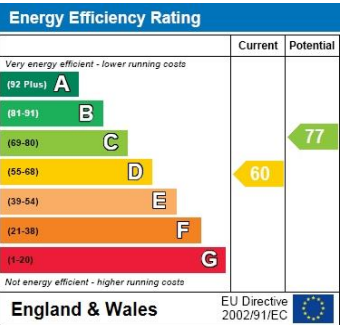


GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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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Area Information: Southborough, Tunbridge Wells

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. 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.





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