

5, South Court, Southfield Road, Tunbridge Wells





5, South Court, Southfield Road, Tunbridge Wells TN4 9UN

Recently Renovated 2-Bedroom Apartment With Garage

Accommodation Summary

- Top floor apartment in purpose built block
 - 2 double bedrooms
 - Spacious living room
 - Modern bathroom
 - Stylish kitchen
- Garage and off road parking
 - Communal garden
 - Share of the freehold
- Sought after St John's location
 - No onward chain



Tel: 01892 514 189

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

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This beautifully finished apartment sits on the top floor of a neat purpose-built block, in the heart of the popular St Johns area.

With the sought-after Tunbridge Wells Grammar School for Girls next door, there are wonderful open playing field views to the rear. A pathway opposite leads to the St John's recreation ground with tennis courts, a children's play area and well-maintained grassed areas that meet leafy woodland.

A communal glazed door leads you in with stairs to the side that take you upwards to the second floor.

The apartment's own private front door opens into a welcoming entrance hallway with a fitted cupboard housing the water cylinder with a shelf for linen.

The apartment has been modernised and remodelled with style, its freshly painted neutral walls and new carpets transforming the space.

To the left is a fresh contemporary bathroom with shower over the bath and vanity unit with storage under.

Along the hallway is the kitchen/dining room its cream cabinetry contrasting beautifully with dark granite work tops. With integrated appliances such as an oven, fridge/freezer, dishwasher and washer/dryer it has everything you need for a wonderful cooking experience. There is also plenty of space for a table and chairs.

The two bedrooms, at the front and back, are restful generous sized doubles with large windows offering roof top views.

Completing the apartment is the spacious living room which is perfect for relaxing and entertaining with ample room for sofas. It is bathed in light from its double aspect windows.

Outside there are some lawned areas of communal garden, a hard surface driveway with parking and a garage for all your storage needs.

With a park and a popular sports centre close by and a short walk from the local vibrant coffee shops, town centre and mainline stations, this apartment is perfect for young professionals and investors alike. A must see!





Communal opaque glazed entrance door, which opens into:

Communal Reception Hall, with rear aspect part glazed door giving access to the garage and parking area and stairs to the first and second floor landings leading to the apartment's own front door opening into:

Entrance Hallway: fitted cupboard housing the water cylinder with a shelf for linen, mid height storage cupboard, wall hung electric heater and doors opening into:

Bathroom: 5'11 x 7'7 rear aspect opaque double glazed window, P shaped panel enclosed shower bath with mixer tap, wall mounted shower and glass shower screen, concealed cistern WC, vanity unit with wash hand basin with mixer tap over and cupboard under, heated towel rail, part tiled walls and tile effect flooring.

Kitchen/Dining Room: 9'6 x 11'10 rear aspect double glazed window, range of eye and base level units with underlighting, granite counter surfaces with drainer, inset stainless steel sink with mixer tap, integrated Indesit washer/dryer, integrated dishwasher, integrated Indesit fridge/freezer, 4 ring electric hob, integrated Hotpoint oven, pull out extractor hood, granite splashback, tile effect flooring and wall hung electric heater.

Bedroom 1: 13'2 x 11'10 rear aspect double glazed window and wall mounted electric heater.

Living Room: 15'1 x 15'5 front and side aspect double glazed windows and wall mounted electric heater.

Bedroom 2: 11'2 x 11'2 front aspect double glazed window and wall mounted electric heater.

Garage: front aspect up and over door, lighting and electricity.

Outside: there are some communal lawned areas and off road parking at the rear.

General:

Tenure: Share of Freehold

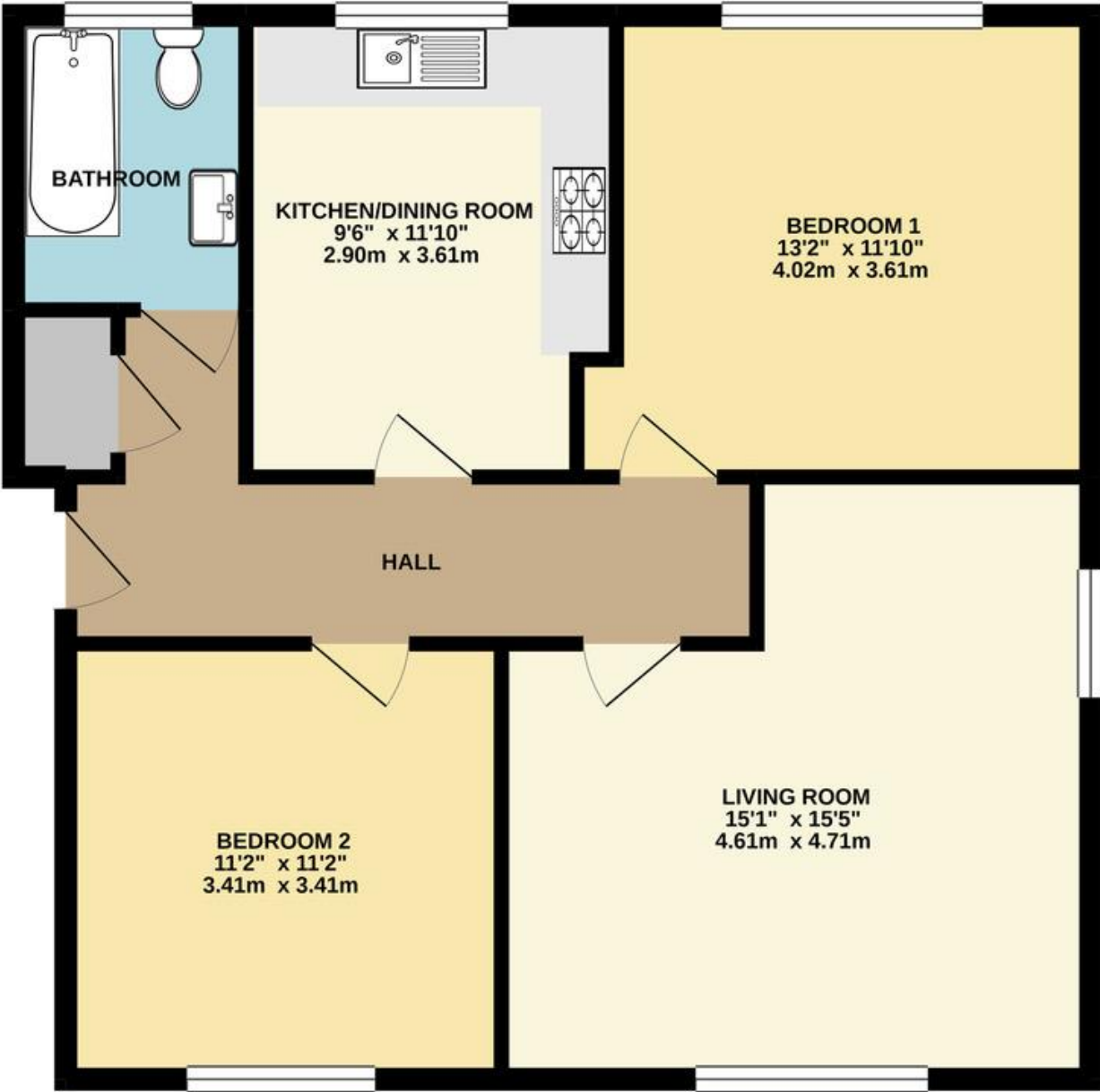
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,344.00)

EPC: E (45)



GROUND FLOOR
734 sq.ft. (68.1 sq.m.) approx.



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	45	52
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	55
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 734 sq.ft. (68.1 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.

Made with Metropix ©2020



AREA INFORMATION: Tunbridge Wells, Kent

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as St John's Church of England Primary School sit alongside the highly regarded and sought after girls' and boys' grammar schools. With a number of additional exceptional state secondary schools in its borough, such as the Bennett Memorial Diocesan School and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as the St John's Recreational Ground, Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.



