

# Flat 3, 9 Park Road, Southborough





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*Exceptionally Renovated 2-Bedroom Victorian Apartment*

## **Accommodation Summary**

- Period conversion apartment
  - 2 double bedrooms
  - Large reception room
- Entrance hallway with versatile living space
  - Stylish kitchen
  - Modern shower room
  - Private front garden
- Off street parking space
  - Share of freehold
- Sought after village location



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This fantastic period conversion is spread over the entire second floor of a beautiful detached Victorian conversion.

It has been flawlessly renovated by the current owners to create a sophisticated and elegant modern home.

Its own staircase opens into a fully glazed porch with plenty of space for coats and muddy boots.

A beautiful entrance door opens into a wide multipurpose hallway. The far end has been cleverly set up as a children's play area, but it could also double as a home office or dining space.

To the left is the modern shower room with a double walk-in shower with rainwater shower head. Contemporary tiles and a vanity unit make it a very stylish space and a cupboard housing the new boiler also provides space and plumbing for an appliance.

Along the hallway is the beautiful kitchen, which is flooded with light from its large window overlooking the gardens below. There are plenty of sleek cupboards topped with contrasting counter tops and the stylish floor tiles add great interest to the room. An integrated oven, microwave, dishwasher, and induction hob makes it a cook's dream.

At the front is the expansive master bedroom, its high ceiling, period fireplace and wooden flooring delivering a feeling of comfort and warmth.

Light pours into the large living room from its triple bay windows and a beautiful period fireplace with stunning marble mantle frames the chimney breast. Its generous size makes it big enough for furniture and large family sofas to relax in at the end of long busy days.

Completing the apartment is a large second double bedroom with its handsome fireplace, painted wooden flooring and beautiful view from its large window.

Outside there is a fenced private garden laid mainly to lawn at the front left hand side of the well maintained gravelled drive, which offers an off street parking space.

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



**Private Porch with part glazed entrance door, which opens to enclosed tiled porch area with double glazed roof and windows on all sides with space for coats and boots and a part opaque glazed entrance door with glazed top light panel above which opens into:**

**Entrance Hall:** with wooden flooring, front aspect sash window, ceiling loft access hatch, radiators and doors opening into:

**Shower Room:** rear aspect windows, low level WC, marble flooring, radiator, walk in double shower cubicle with rainwater shower head, vanity unit with wash hand basin with mixer tap over and drawers under. There is a fitted cupboard which houses the new boiler, with plumbing and space for an appliance and shelving for linen.

**Kitchen:** 9`6 x 9`5` rear aspect window, range of eye and base level units with pan drawers, counter tops with drainer, inset sink with mixer tap, integrated slimline dishwasher, integrated Smeg oven, Smeg 4 ring induction hob, integrated microwave, integrated Smeg fridge/freezer, marble flooring and column radiator.

**Bedroom 1:** 14`3 x 13`9` front aspect window, period cast iron fireplace with tiled hearth, wooden flooring and radiator.

**Bedroom 2:** 15`5 x 13`8` rear aspect window, period cast iron fireplace with tiled hearth and radiator.

**Living/Dining Room:** 16`10` x 13`8` front aspect bay window flooding the spacious room with light, fireplace with marble mantle and surround, cast iron insert and granite hearth, wooden flooring and radiator.

**Outside:** A communal gravel drive with front columns and perimeter hedging leads off Park Road in front of the building with an allocated parking space for the apartment to the side. To the left there is a private garden area which is laid mainly to lawn with some planting and a gravelled pathway with wooden fencing providing screening and privacy from the neighbouring properties and the road.

**General:**

Tenure: Share of Freehold  
 Local authority: Tunbridge Wells Borough Council  
 Service Charge: None  
 Council tax: C (£1,667.00)  
 EPC: E (42)



GROUND FLOOR  
 1021 sq.ft. (94.9 sq.m.) approx.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 Plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
42	54
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 Plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
35	44
EU Directive 2002/91/EC	





**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.



