

Flat 2, 69D London Road, Southborough





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Newly Renovated 2-Bedroom Split Level Conversion Apartment in Period Building

Accommodation Summary

- Second and third floor split level apartment
 - 2 double bedrooms
- Open plan living/dining room
 - Stylish kitchen
 - Modern bathroom
 - Newly renovated
 - Chain free
- Sought after location



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This newly renovated apartment, which is ready to move straight into and enjoy, is ideally located with local shops, restaurants, pubs and excellent transport links on its doorstep.

The property, which used to be a Bank, is a 3-storey building comprising a Home Cinema Seating showroom on the ground floor level.

A covered front door to the side welcomes you into a neat communal hallway with stairs leading up to the first floor and the apartment's private entrance door, with stairs rising to the apartment.

First on the left is the modern bathroom with a shower over the bath and contemporary tiling.

Next door is bedroom one which is a generous double with large windows drawing in lots of natural light.

Along the hallway is the living/dining room which is flooded with light from its dual aspect windows. It has plenty of space for relaxing, and its warm wooden flooring connects it seamlessly with the kitchen at the side.



The kitchen, which opens off the living room, is a practical yet effortlessly stylish space with glossy white cupboards and a contemporary tiled splashback. It has plenty of units, counter space, an integrated oven, 4 ring gas hob, fridge/freezer and space for a washing machine. A central island is the perfect space to enjoy your morning coffee or for friends to sit at as you prepare dinner.

Returning to the hallway, a charming wooden tread spiral staircase leads you up to the third floor and bedroom two. It is a good size with eaves storage and a Velux window brightening the space.

With open farmland and woodland walks on its doorstep and easy access into the historic Tunbridge Wells town centre, its location offers the best of both worlds. A must see for buyers and investors alike!



Canopy covered communal entrance door, speak to entry door entry system, which opens into:

Communal entrance hallway with stairs leading up to the first floor and the apartment's own:

Private entrance door opening to stairs rising to the second floor opening into:

Entrance Hallway with doors opening into:

Bathroom: low level WC, slimline vanity unit with wash hand basin with mixer tap over and cupboard under, panel enclosed bath with wall mounted shower with rainwater shower head and hand held shower attachment, mixer tap and folding glazed bath screen, heated towel rail and part tiled walls.

Bedroom 1: 9'6 x 11'9 side and rear aspect double glazed windows and radiator.

Living/Dining Room: 11'8 x 16'1 side and front aspect double glazed windows, wooden effect flooring, radiators and opening into:

Kitchen: front aspect double glazed window, tiled and stainless steel splashback, island with storage and counter top with space for 2 bar stools, white eye and base level units, counter top space, 4 ring gas

hob, integrated electric oven, stainless steel extractor, space for a washing machine, integrated fridge/freezer, stainless steel sink with mixer tap and drainer, wooden effect flooring and radiator.

Spiral stairs up to third floor with eaves storage cupboards, wired cat6 connection (ideal area for a small computer workstation) and door opening into:

Bedroom 2: 11'11 x 9'7 open eaves storage, side aspect Velux window and radiator.

General:

Tenure: Leasehold

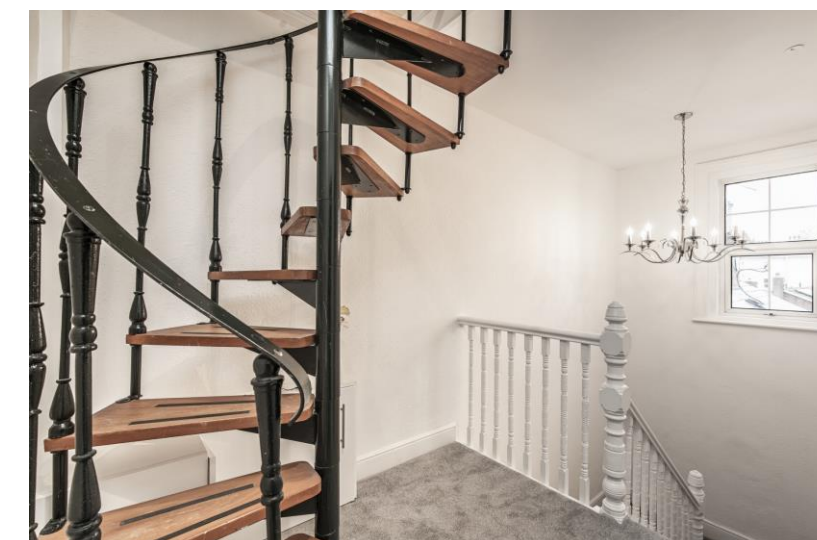
Length of lease: 999 years

Local authority: Tunbridge Wells Borough Council

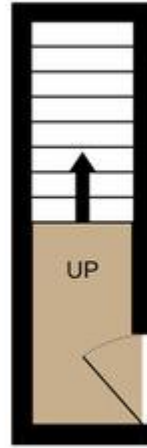
Ground rent and service charge: £1,180.00 P/A

Council tax: Band C (£1,667.00)

EPC: C (80)



ENTRANCE FLOOR
29 sq.ft. (2.6 sq.m.) approx.



2ND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



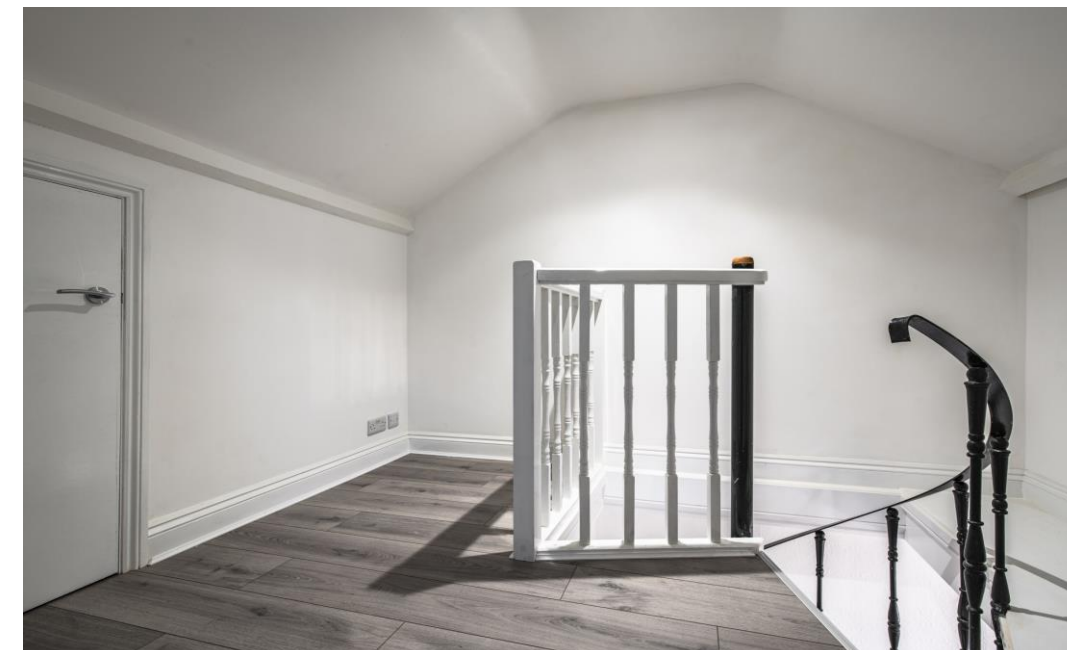
3RD FLOOR
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 the property'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. The property 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 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. There is also a luxury coach service, that drops up and collects a short walk from Vale Road, straight to Canary Wharf, the City, Embankment and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.



