

Garden Flat, 5 Park Road, Southborough





Garden Flat, 5 Park Road, Southborough, TN4 0NU

Beautiful period three-bedroom apartment

Accommodation Summary

- Share of the freehold
 - Prime location
 - Period features
- Bright and spacious interior
 - Large reception room
- Separate fitted kitchen
 - 3 bedrooms
- Off street parking
- Communal gardens
- No onward chain



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Screened by high trees and set back from the road, this impressive Victorian property stands proud in its tranquil and sought after Park Road setting.

A well maintained gravelled area with stone steps leads you down to a covered porch with ample space for seating and muddy boots.

The apartment's private front door opens into a graceful entrance hallway whose elegant décor and generous proportions give a nod to the building's Victorian heritage and features.

At the far end of the hall light pours into the large living room from the two original sash windows on either side of the room, the dimensions of which cleverly define a dining and seating area. A beautiful period fireplace frames the chimney breast adding immense character and warmth to the room inviting you to curl up in a deep sofa on cold winter nights.

The beautiful master bedroom next door is spacious and light with its calming floral wallpaper and cream fitted wardrobes creating a sense of opulence and romance.

The second and third bedrooms are also spacious and bright with their leafy window views bringing the outside in.

Along the hallway a pretty bathroom with its panel enclosed bath and shower attachment, pedestal wash basin and pale blue floral hues create a relaxing and tranquil bathing experience.

Returning to the hall you enter the kitchen on the right. Its cream coloured units and warm wooden work tops bathed in light from the window under which the sink is ideally placed to enjoy the garden views as you wash up. The kitchen has everything you need with plenty of fitted cupboards and counter surface, plumbing and space under the counter for a washing machine, tumble dryer and fridge/freezer and an integrated electric oven and 4 ring hob. There is also room for a table and chairs at the far end of the room.

This beautiful apartment benefits from off street parking and a communal mature south facing garden. It is also conveniently located in a sought after residential street with first rate schools, commuter links and shops on its doorstep.

Whilst it is presented in immaculate condition there is scope for development and being chain free it would be ideal for first time buyers, investors and professionals alike.





Covered entrance porch to part glazed entrance door, which opens to:
Entrance Hallway with radiator, storage cupboard and doors opening into:

Living room/dining room: 18' 7" x 15' 10" into double front aspect windows flooding the spacious room with light, period cast iron insert gas fire with painted wooden surround and tiled hearth, fitted alcove bookcases and radiator.

Master bedroom: 15' 6" x 14' into front aspect window, built-in triple wardrobes with hanging space and shelving and radiator.

Bedroom two: 14' 7" x 13' 3" into rear aspect window, fitted double wardrobe with hanging space and shelving and radiator.

Bedroom three: 9' 7" x 8' 7" into side aspect window and radiator.

Bathroom: Panel enclosed bath with hand held shower attachment and part tiled wall above, pedestal wash basin, low level WC and extractor fan.

Kitchen: 12' 4" x 11' rear and side aspect double windows, range of wall and base level units with one and a half stainless steel sink with drainer and mixer tap over, counter top and plumbing for under counter appliances, integrated electric oven with four ring electric hob, wall mounted boiler and radiator.

General

Tenure: Share of freehold

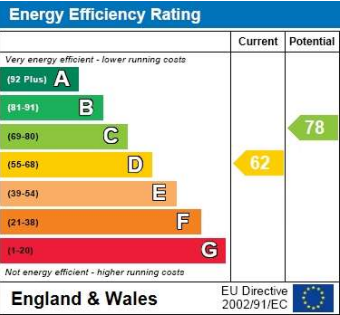
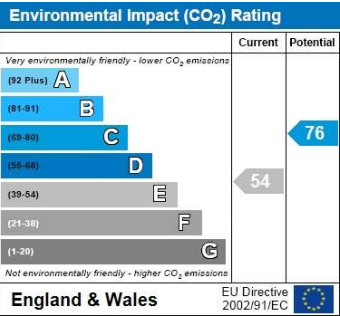
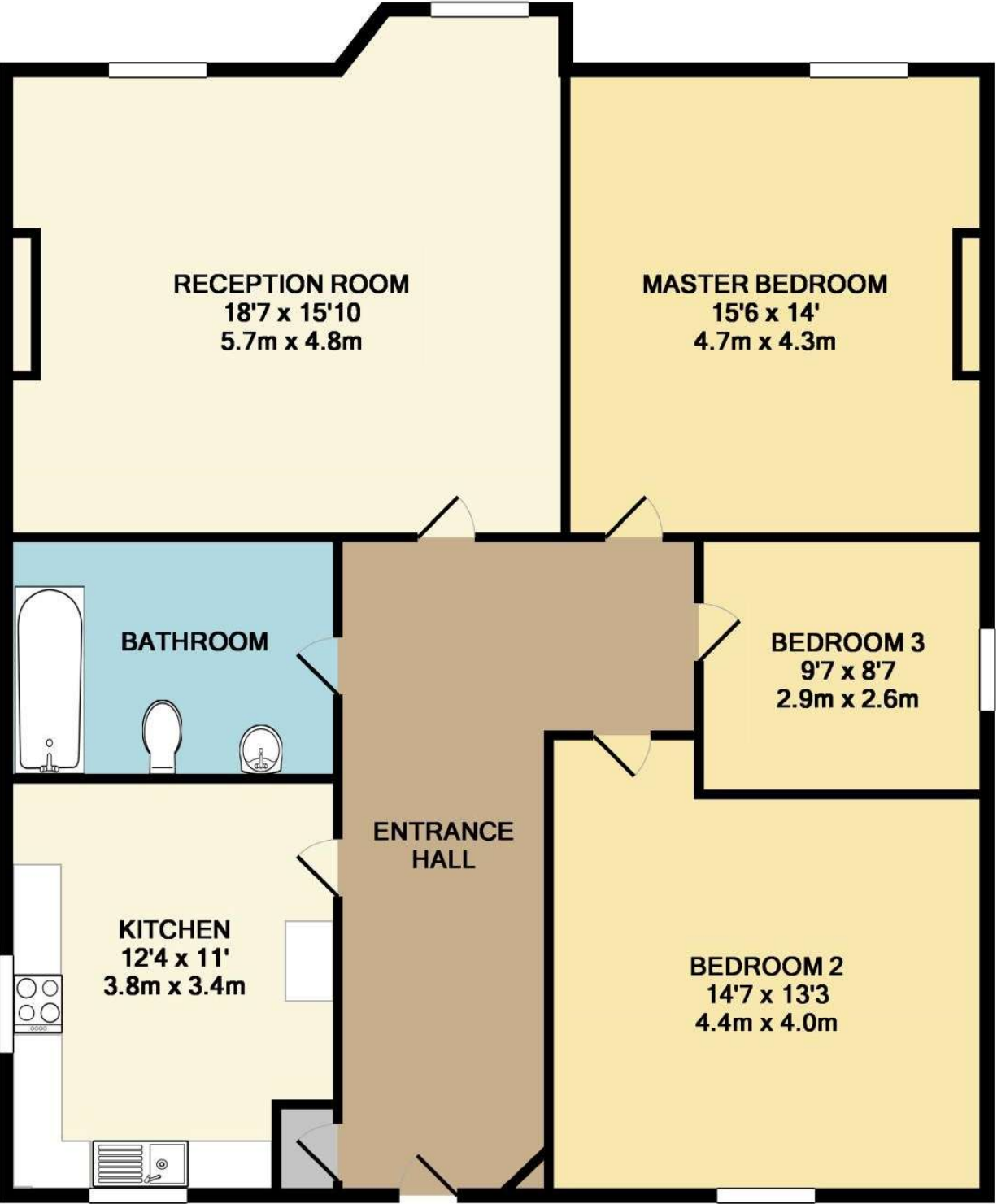
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,344)

Service Charge: £780 p/a

EPC: D (62)





TOTAL APPROX. FLOOR AREA 1232 SQ.FT. (114.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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 35 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.





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