

Flat 1, 36 London Road, Southborough









# Flat 1, 36 London Road, Southborough TN4 0PX

*Stylish Apartment in Period Conversion With Allocated Parking Space*

## **Accommodation Summary**

- First floor apartment in period conversion
  - Open plan kitchen/living/dining room
    - Bedroom
    - Bathroom
  - Allocated parking space
    - Prime location
    - Good transport links
- Good investment opportunity



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This fantastic apartment is just a short walk from Southborough's local shops, sought after schools and excellent transport links. Being close to Southborough Common, it also enjoys woodland walks and open farmland on its doorstep.

It is set on the first floor of an impressive period conversion, with a neat block brick driveway with an allocated parking space to the front.

A side communal entrance door leads you into the communal entrance hallway and the apartment's private entrance door.

You enter the spacious living/dining room, which is flooded with light from its side aspect bay window, offering the perfect space for a dining table and chairs. It has plenty of room for relaxing and entertaining too.

The kitchen, which opens off the living room, is a practical yet effortlessly stylish space with cream cupboards and contrasting work surfaces. It has plenty of units, counter space, an electric oven and space for under counter freestanding appliances. It has its own large front aspect window bringing in lots of natural light.

At the front is a double bedroom which is bathed in light from its large window, and it has interior opaque glazed wall blocks that filter light and add interest.

A modern bathroom with shower over the bath completes the apartment.

This perfectly located apartment is spacious and immaculate. A must see!







**Communal Entrance Door, which opens into:**

**Communal Entrance Hall:** with the apartment's own front door opening into:

**Living/Kitchen/Dining room:** 20'1 x 16'3 side aspect bay window, electric wall heaters and opening into:

**Kitchen:** front aspect window, integrated electric oven with 4 ring electric hob above, extractor fan, under counter space for washing machine, fridge and freezer. The kitchen has glossy eye and base level units with wooden effect counter tops and a stainless steel sink with mixer tap and drainer and tiled splash back.

**Bedroom:** 8'9 x 9'4 front aspect window, interior opaque glazed wall blocks and electric wall heater.

**Bathroom:** 7'2 x 11'11 panel enclosed bath with wall mounted shower attachment and glass shower screen, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls, mid height wall panelling and fitted cupboard.

**General:**

Tenure: Leasehold

Length of lease: 142 years remaining

Ground rent & service charge: £20.00 ground rent and no service charge - costs split equally amongst 5 flats.

Freeholder: Private freeholder

Managing agent: Self-managed

Local authority: Tunbridge Wells Borough Council

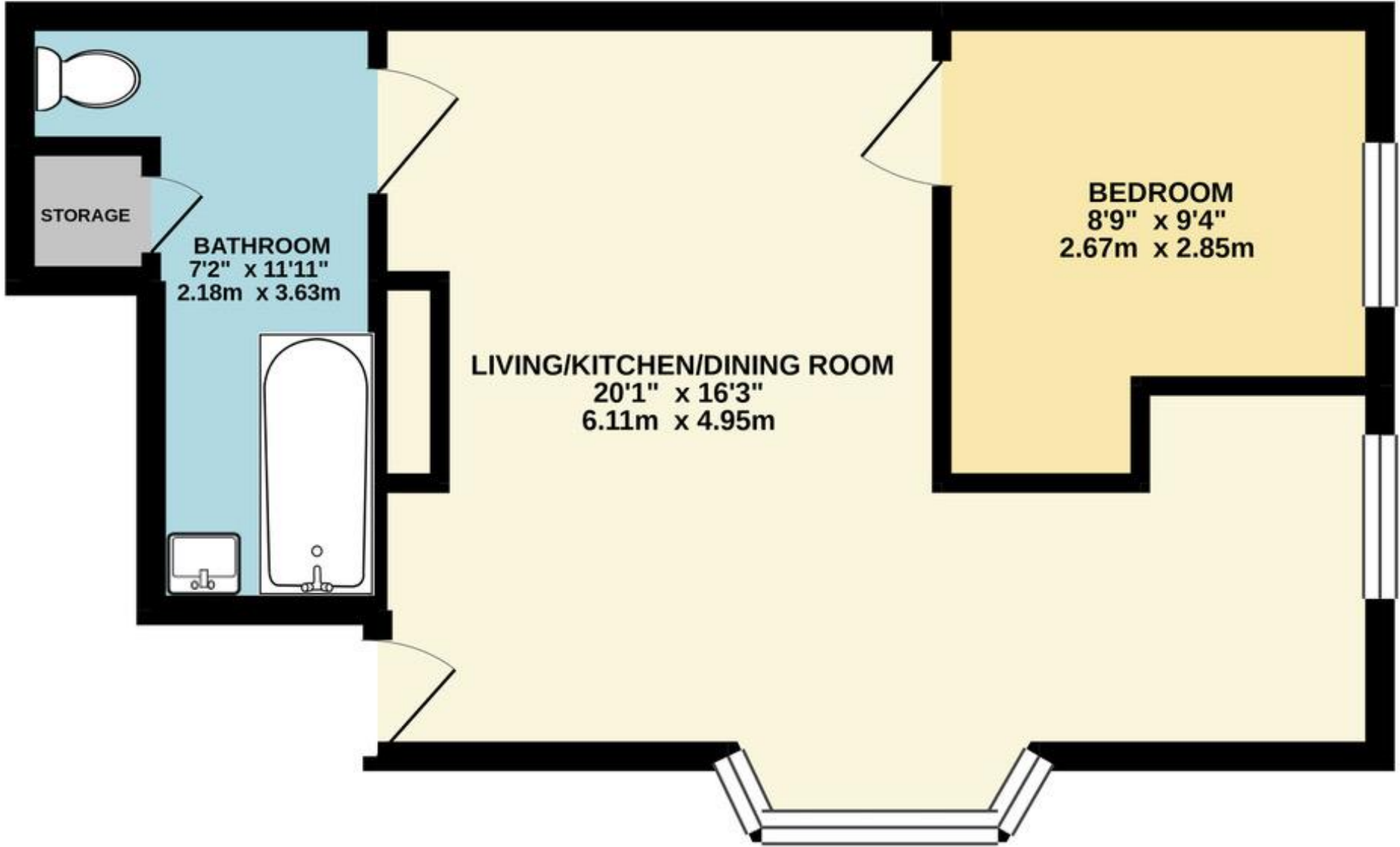
Council tax: Band A (£1,250.00)

EPC: D (57)





GROUND FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 373 sq.ft. (34.6 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 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.



