

# Flat 2, 18 Church Road, Southborough Common, Tunbridge Wells







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*Fantastic Period 1-Bed Apartment in Sought After Location*

## **Accommodation Summary**

- First floor period conversion apartment
  - Double bedroom
  - Living/dining room
    - Kitchen
    - Bathroom
  - Share of freehold
- Sought after location
- Excellent transport links
  - No onward chain
- Area of natural beauty



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This period conversion is in an enviable location, enjoying the best of both worlds. With local shops and transport links on its doorstep, it also sits on the edge of Southborough Common, with its woodland walks, church and village cricket green.

It's handsome white painted building with beautiful windows is screened from the road by leafy trees.

Entering through the communal front entrance door, stairs lead you up to the first floor and the apartment's private entrance door.

Stepping into the carpeted hallway, neutral décor links each room seamlessly.

Immediately on the right is the bedroom, a graceful double with views over parkland opposite.

Next door is the bathroom with a shower over the bath and a vanity unit with a wash hand basin over, and storage under.

At the end of the hallway, with plenty of room for a large sofa and a dining table and chairs, is the living room. It is the perfect space to relax or entertain in, with a rear window flooding the room with light and green views over neighbouring gardens.

Conveniently placed next door is the kitchen. It has plenty of fitted units and worktop space and an integrated electric oven and hob. A large window above the sink brings in lots of natural light.

With a neutral palette throughout, large windows, a sought-after location and a share of the freehold, this home is a perfect investment purchase and would suit first time buyers, investors, and professionals alike. A must see!







**Communal entrance door with glazed top light above opening into:**

**Communal Entrance Hall:** with stairs rising to the first floor and the apartment's own front door opening into:

**Entrance Hallway:** with carpeted flooring and doors opening into:

**Bedroom:** 10'10 x 8'5 front aspect double glazed window.

**Bathroom:** low level WC, panel enclosed bath with mixer tap and wall mounted Triton shower attachment, vanity unit with wash hand basin with mixer tap over and cupboard under, wall hung mirrored storage cabinet, part tiled walls, mosaic tiled effect laminate flooring, heated towel rail and extractor fan.

**Living Room:** 12'5 x 10'10 rear aspect double glazed window, painted mantle with tiled surround and door opening into:

**Kitchen:** 8'8 x 5'10 side aspect window, range of wall and base level units, wooden effect work tops, 1 ½ sink with drainer and mixer tap over, space and plumbing for washing machine, space for fridge/freezer, integrated electric oven with Bosch four ring

electric hob and extractor over, tiled splashback, tile effect linoleum flooring and wall cupboard housing the water cylinder.

**Outside:** the house is set back from the road, with a mid-height wooden fence at the front perimeter enclosing a gravelled area with hedging and trees to the side perimeters. A paved pathway and steps lead up to the communal entrance door and there is a communal bin area at the back of the building.

#### **General:**

Tenure: Share of Freehold

Length of Lease: 987 years

Service Charge: £45.00 PCM

Local authority: Tunbridge Wells Borough Council

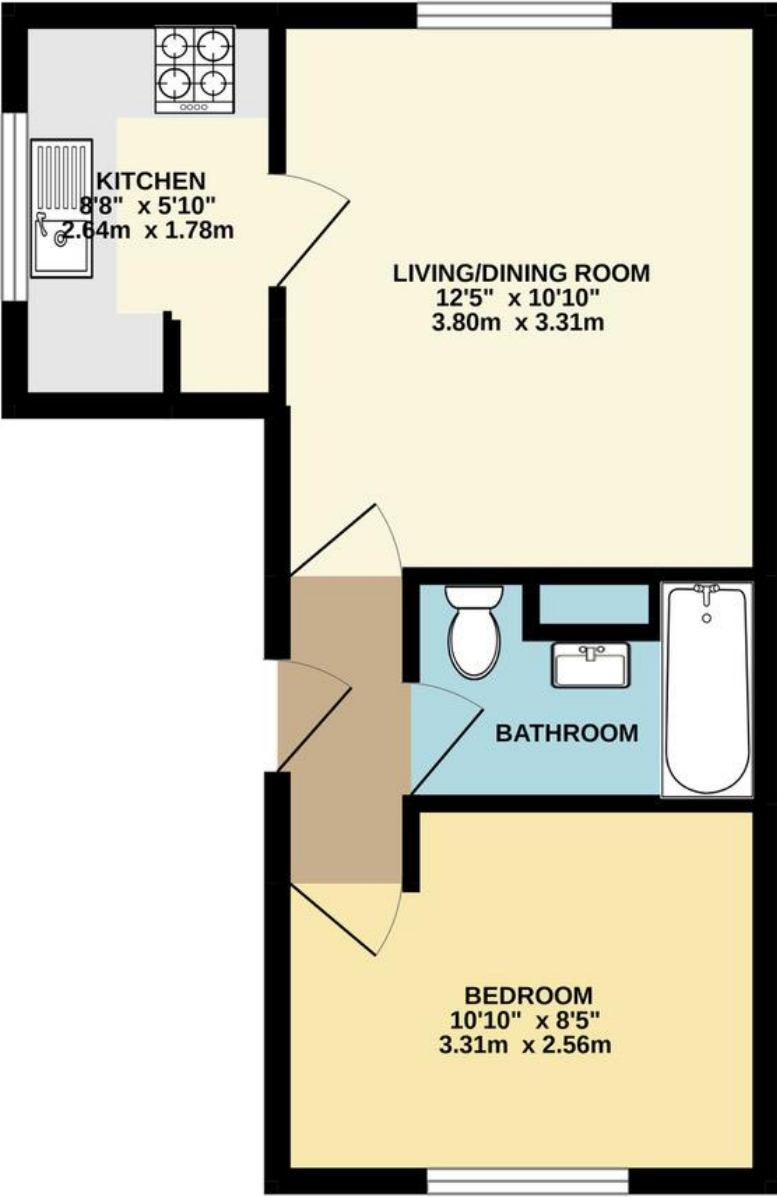
Council tax: Band A (£1,323.96)

EPC: D (59)





GROUND FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 332 sq.ft. (30.8 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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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





#### **Area Information:** Southborough Common, Tunbridge Wells

Southborough Common 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 on the edge of Church Road, 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.

Southborough Hub with its new medical centre, library, theatre/hall, coffee shop, community rooms, and town council offices, together with retail space is within walking distance of Church Road.

Pennington Park, with its free use tennis courts, is opposite the property and the Yew Tree and Ridgeway Playing Fields are also close by, with open green spaces for walking and recreational sport.

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. Church 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.





