

Flat 2, 15 Park Road, Southborough, Tunbridge Wells









# Flat 2, 15 Park Road, Southborough, Tunbridge Wells TN4 0NU

*Bright spacious 2-bedroom period conversion apartment with parking and garden*

## Accommodation Summary

- Raised ground floor period conversion apartment with high ceilings
  - 2 bedrooms
- Large open plan kitchen/living/dining room
  - Bathroom
- Communal gardens
- Off street parking
- Period features
- Newly extended long lease
- Sought after village location
- No onward chain



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This beautifully presented apartment sits on the raised ground floor of its handsome semi-detached Victorian conversion, which itself is screened from the road behind a carriage driveway and a tall hedge.

A shared entrance door opens into a smart communal hallway of Victorian proportions.

The apartment's own front door opens into a spacious hallway with high ceilings and period cornicing. A deep under stair cupboard to the left provides ample storage to keep the apartment clutter free.

Straight ahead the principal bedroom is a generously sized restful double bedroom with green garden views from its large sash window. There are two fitted wardrobes with cupboards above.

Next door, the second bedroom is also a good size, with leafy green views, and its own fitted wardrobe.

The large modern bathroom, with its white fittings and contemporary tiles, has a wall attached shower over its shower bath offering a soothing bathing experience.

At the front of the apartment is the wonderful kitchen/living/dining room. The streamlined kitchen offers an abundance of bespoke painted wooden cabinetry, counter space and Neff integrated appliances including an oven, 4 ring gas hob, stainless-steel extractor, and a slimline dishwasher. The open plan aspect of the room lets you chat to friends and family as you prepare dinner. There is plenty of space for both dining and living with a perfect spot for a table and chairs in front of the bay window brightening any mealtime. The dimensions of the space cleverly define a dining and seating area, making it a versatile social space.

Outside there is an off-street parking space to the front whilst at the rear the communal garden is laid mainly to lawn with mature shrubs, bushes and trees at its perimeters providing the perfect entertaining space in the warm summer months.

This beautiful apartment is conveniently located in a sought-after residential road with first rate schools, commuter links and shops on its doorstep. A must see!







**Part opaque glazed communal entrance door, which opens into:**

**Communal Reception Hall:** leading to the flat's own front door opening into:

**Entrance Hallway:** with walk in storage cupboard housing the fuse box, wall mounted alarm control panel, radiator and doors opening into:

**Bedroom 1:** 13'4 x 13'1 rear aspect window overlooking the garden, fitted wardrobes with hanging rails and cupboards over, and radiator.

**Bedroom 2:** 11'2 x 9'2 rear aspect window with views of the garden, fitted wardrobe with hanging rail and cupboard over, and radiator.

**Bathroom:** side aspect opaque windows, panel enclosed shower bath with mixer tap, wall mounted Grohe shower fitting and glass shower bath screen, pedestal wash hand basin with mixer tap, low level WC, tiled walls, tiled flooring, heated towel rail and Fired Earth adjustable circular wall mirror.

**Kitchen/Living/Dining Room:** 19'5 x 15'3 The living space has front aspect triple bay sash windows overlooking the carriage driveway with privacy film on the lower levels, 2 radiators, and space for furniture. The kitchen space has a bespoke Woodwork installed kitchen with painted wooden eye and base level cupboards, tiled

flooring, 1 ½ bowl stainless steel Franke sink with mixer tap over and drainer, Neff electric oven, 4 ring gas Neff hob and Neff extractor fan above, tiled splashback, integrated Neff dishwasher, space for fridge/freezer, under counter washing machine, space for a tumble dryer, pull out bin and wicker vegetable basket. The kitchen has plenty of worktop space.

**Outside:** To the front is a gravelled carriage driveway providing off-street parking spaces, one of which is allocated to the apartment. Mature shrubs and hedges screen the property from the road and sit at both sides of the property providing privacy. An open side access provides entry to the rear communal garden which is laid mainly to lawn with mature shrubs, bushes, and trees at its perimeters.

#### **General:**

Tenure: Leasehold

Length of lease: 146 years remaining

Local Authority: Tunbridge Wells Borough Council

Freeholder: Southern Land Securities Ltd

Managing agent: Together Property Management

Service Charge: £1,401.00 P/A

Ground Rent: Peppercorn

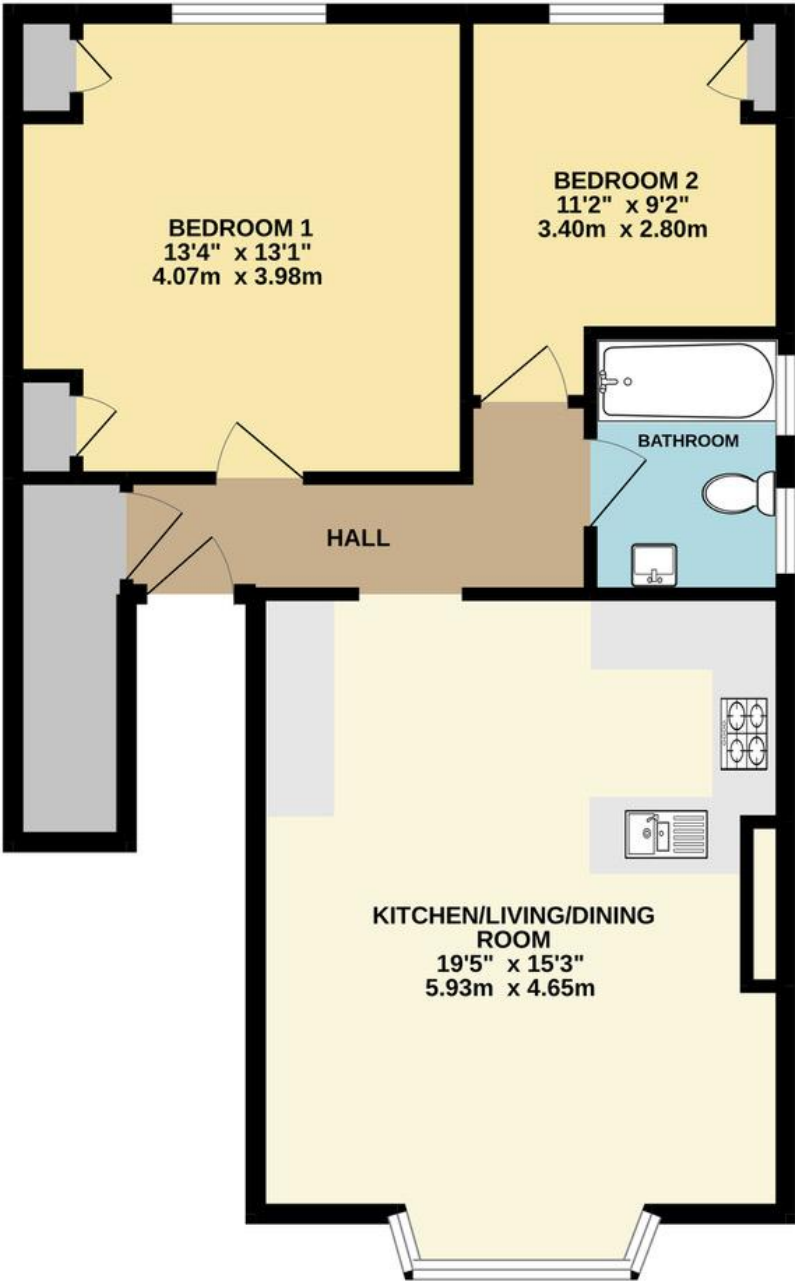
Council tax: Band C (£1,825.59)

EPC: D (67)





GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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>79</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>67</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, Tunbridge Wells, Kent

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 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 Park Road. The Yew Tree and Ridgeway Playing Fields are also close by, with open green spaces for walking and recreational sport. There are also allotments either side of the fields allowing you to grow your own fruit and vegetables on your doorstep. 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 6 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, London Bridge, Canon Street and Victoria. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is 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, which drops up and collects at the end of the 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.





