

1 South Court, Southfield Road, Tunbridge Wells





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Perfectly Positioned 2-Bedroom Apartment With Garage

Accommodation Summary

- Ground floor apartment in purpose built block (renovation opportunity)
 - 2 double bedrooms
 - Spacious living room
 - Bathroom
 - Kitchen
 - Garage and off road parking
 - Communal garden
 - Share of the freehold
- Sought after St John's location
 - No onward chain



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This spacious apartment sits on the ground floor of a neat and contemporary purpose-built block, which itself is set back from the road by a driveway and green garden.

It is in the heart of the popular St Johns area, with the sought-after Tunbridge Wells Grammar School for Girls next door. A pathway opposite leads to the St John's recreation ground with tennis courts, a children's play area and well-maintained grassed areas that meet leafy woodland.

A communal glazed door leads you in, with rear access to the garage block behind.

The apartment's own private front door opens into a welcoming entrance hallway with a fitted cupboard housing the water cylinder with a shelf for linen, and a fitted cloakroom cupboard too.

To the left is the bathroom with a large window drawing in lots of natural light.

Along the hallway is the kitchen/breakfast room, its wooden cabinetry wrapping around the room offering ample cooking space and storage. There is also plenty of space for appliances and a small table and chairs.

The two bedrooms, at the front and back, are generous sized doubles with large windows. The principal bedroom benefits from a fitted triple wardrobe.

Completing the apartment is the spacious living/dining room which is perfect for relaxing and entertaining with ample room for sofas. It is bathed in light from its double aspect windows and its shape neatly zones living and dining areas.

Outside there are some front lawned areas of communal garden, a hard surface driveway with parking at the rear and a garage for all your storage needs.

With a park and a popular sports centre close by and a short walk from the local vibrant coffee shops, town centre and mainline stations, this apartment is perfect for young professionals and investors alike.

You also have the added opportunity of a dream project to create your own vision and add value in the future. A must see!





Communal opaque glazed entrance door, which opens into:

Communal Reception Hall: rear aspect part glazed door giving access to the garages and parking area, stairs to the first and second floor landings, and ground floor access leading to the apartment's own front door opening into:

Entrance Hallway: fitted cupboard housing the water cylinder with a shelf for linen, mid height storage cupboard, fitted cloakroom cupboard with hanging rail and shelf, wall hung electric heater and doors opening into:

Bathroom: rear aspect opaque double glazed window, panel enclosed bath, low level WC, pedestal wash hand basin, heated towel rail, and tile effect flooring.

Kitchen/Breakfast Room: 11'11 x 9'4 rear aspect double glazed window, range of wooden eye and base level units, counter surfaces, stainless steel sink with drainer, space for oven, space for fridge/freezer, space and plumbing for washing machine, space for small table and chairs, tile effect flooring and wall hung electric heater.

Bedroom 1: 12' 11'11 rear aspect double glazed window, fitted triple wardrobe, part mirrored, and wall mounted electric heater.

Living/Dining Room: 15'4 x 14'10 front aspect double glazed window, side aspect opaque double glazed window, fireplace with wooden mantle, tiled hearth and electric fire and wall mounted electric heaters.

Bedroom 2: 10'10 x 10'10 front aspect double glazed window and wall mounted electric heater.

Garage: front aspect up and over door, lighting and electricity.

Outside: there are some front communal lawned areas and off road parking at the rear.

General:

Tenure: Share of Freehold

Service Charge: £460.00 (½ yearly)

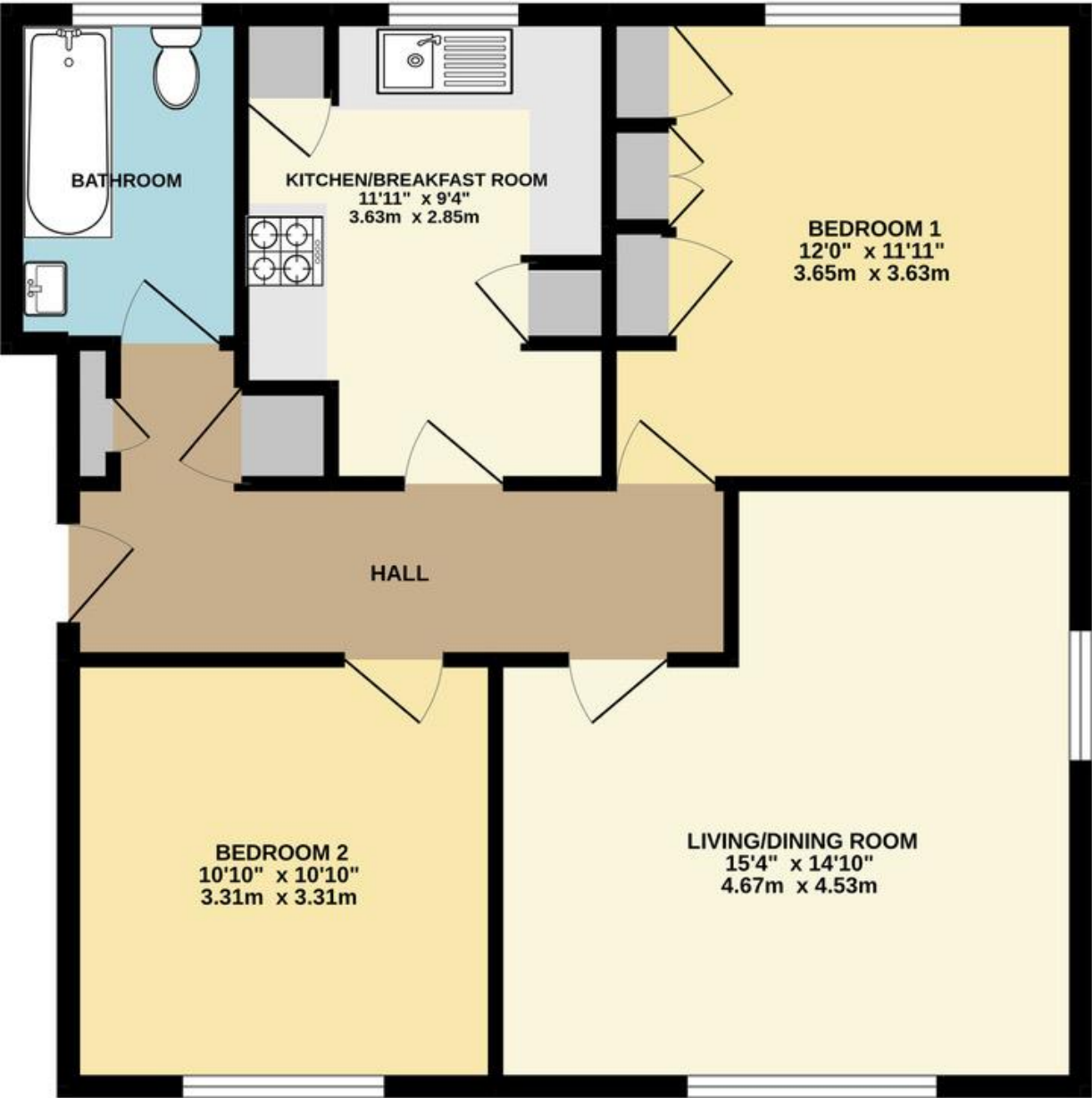
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,749.00)

EPC: D (62)



GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 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 | | |
| (55-68) D | | |
| (39-54) E | 62 | 74 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



AREA INFORMATION: Tunbridge Wells, Kent

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners. The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern-day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains. Excellent local primary schools such as St John`s Church of England Primary School sit alongside the highly regarded and sought-after girls` and boys` grammar schools. With a number of additional exceptional state secondary schools in its borough, such as the Bennett Memorial Diocesan School and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as the St John`s Recreational Ground, Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.

