

# Flat 4, 5 Park Road, Southborough, Tunbridge Wells









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*Spacious split-level 2-bedroom apartment with parking*

## **Accommodation Summary**

- Period conversion apartment
  - 2 bedrooms
  - Living/dining room
  - Stylish kitchen
  - Modern bathroom
  - Utility room
  - Communal garden
- 2 off-street parking spaces
  - Share of freehold
- Sought after location



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This split-level period conversion is spread over the lion share of the first floor of a beautiful detached Victorian conversion, which itself sits screened from the road behind a tall hedge.

A well-maintained gravelled area with stone steps leads you up to a communal covered entrance which opens into a graceful entrance hallway of Victorian proportions.

The apartment's private front door welcomes you into a bright hallway.

Straight ahead, light pours into the spacious living/dining room through its beautiful bay window overlooking the calm residential street. It is an exceptionally welcoming space offering ample room for relaxing or entertaining.

To the left at the rear is the kitchen which is streamlined with a cool mix of industrial and natural materials. An exposed brick wall, rustic wooden units and steel tubed hung shelving delivers a practical yet effortlessly stylish kitchen.

Returning to the hallway, the bathroom's spa like tranquillity is created by its monochrome floor effect tiling and contemporary white suite, with shower over bath. A large sash window bathes the room with natural light.

Two double bedrooms, one which is split level with the added benefit of a further space beyond with plumbing for utility machines, complete the property.

This fabulous apartment benefits from two off street parking spaces and a communal mature south facing garden. It is also conveniently located in a sought-after residential street with first class schools, commuter links and shops on its doorstep. A must see!







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

**Communal Reception Hall:** with stairs to the first floor leading to the apartment's own front door opening into:

**Entrance Hallway:** with loft access hatch and doors opening into:

**Living/Dining Room:** 18`4 x 11`8 front aspect bay sash window flooding the spacious room with light, radiator and part glazed door opening into:

**Kitchen:** 10`4 x 6`10 front aspect sash window, range of wooden base level units with open wooden wall shelving, ceramic butler sink with mixer tap over, wooden counter top and space for fridge/freezer, integrated 4 ring gas hob, integrated oven, wall cupboard housing the Worcester combination boiler, part tiled walls and tiled flooring.

**Bedroom 1:** 10`4 x 9`1 side aspect sash window and radiator.

**Bathroom:** side aspect part opaque sash window, pedestal wash hand basin, low level WC, panel enclosed bath with wall mounted shower attachment, mixer tap and folding glass shower screen, part tiled walls, tile effect laminate flooring and radiator.

**Bedroom 2:** 11`4 x 10`4 with stairs down and side aspect sash window, radiator and door opening into:

**Utility Room:** rear aspect part opaque sash window, space and plumbing for washing machine with shelving and cupboard above.

**Outside:** A communal gravel drive leads off Park Road to the right of the building. To the rear there is a gravel parking area with the apartment benefiting from the use of two allocated parking spaces. There is a garden to the front of the building which is mainly laid to lawn with mature hedging and shrubs providing screening and privacy from the neighbouring properties and the road.

**General:**

Tenure: Share of Freehold (self managed)

Local authority: Tunbridge Wells Borough Council

Service Charge: £71.50 PCM

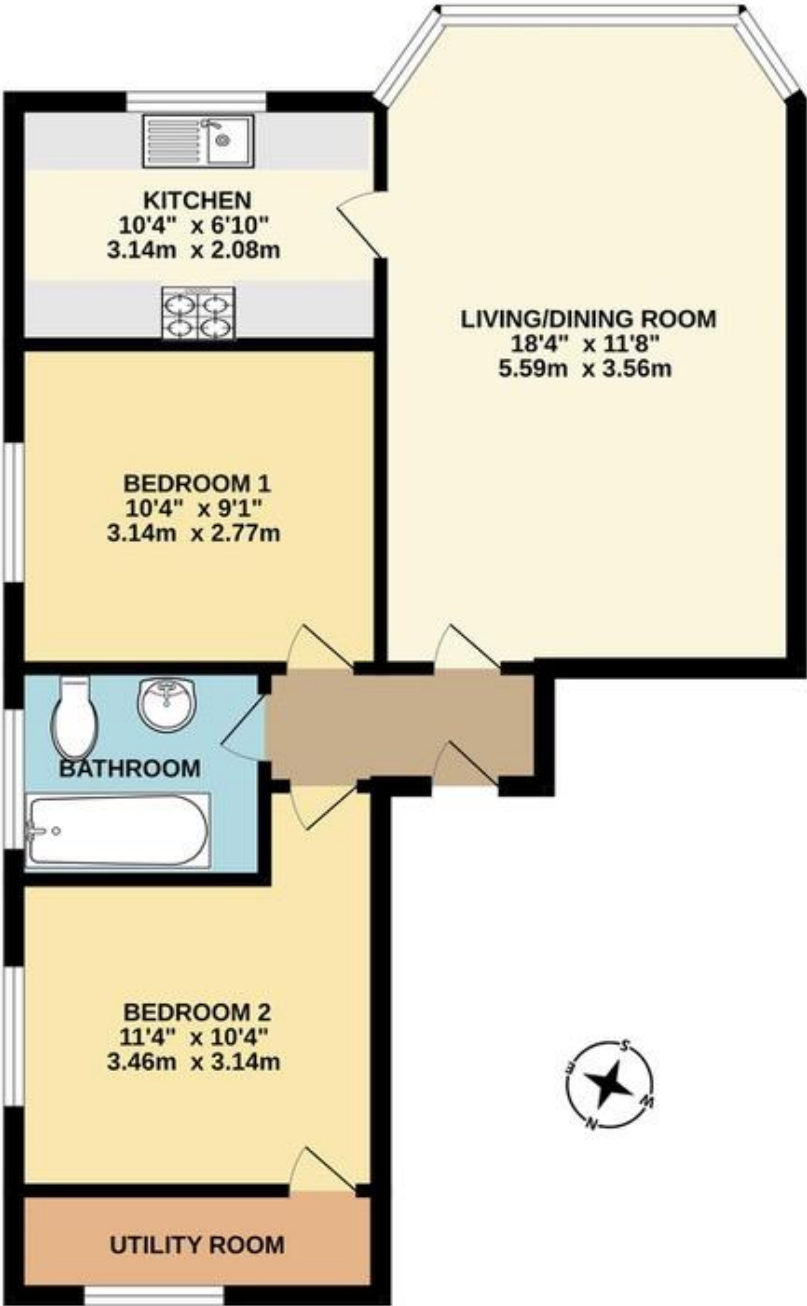
Council tax: C (£1,989.00)

EPC: D (68)





1ST FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (53.0 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	75
(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

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 40 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.



