

Flat 2, 13 Park Road, Southborough





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Spacious and Bright 2-Bedroom Apartment in Elegant Period Building

Accommodation Summary

- Ground floor apartment
 - 2 bedrooms
- Open plan kitchen/living/dining room
 - Period features
- Large communal garden
 - Off street parking
- Share of the freehold



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This beautifully finished apartment is set to the front of a handsome semi-detached Victorian conversion which itself sits screened from the road behind a carriage driveway and a tall hedge.

A well maintained graveled area leads you upwards to the shared entrance whose front 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 walk-in cupboard to the right provides the perfect spot to hang coats and store muddy boots, with plenty of additional storage space to keep the apartment clutter free.

The beautiful master bedroom oozes romance and enjoys garden views from its large sash window, enabling you to lie in bed and watch the changing seasons in comfort.

At the end of the hallway on the left is the impressive open plan reception/kitchen, bathed in natural light from its original triple sash bay window. Intelligently designed, a high ceiling and fitted alcove cabinetry add character and style to the vast room which has ample space for comfy furniture and a table and chairs for dining.

The well separated kitchen area sits neatly defined at the left-hand corner of the living room enabling you to chat to friends and family as you prepare dinner. Plenty of cream gloss units topped with contrasting black work surfaces are separated by the integrated appliances whilst the window is cleverly placed above the sink enabling you to star gaze as you wash up.

Returning to the hallway, the simple but stylish white bathroom with a modern over bath shower creates a relaxing and contemporary bathing experience.

The second bedroom at the rear is a delightful and relaxing room which itself is a good size. It has a large window overlooking the garden that can be screened for privacy by concealed period wooden shutters.

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

Overflowing with original character and delivering space and light in abundance, this fantastic apartment would suit first time buyers, investors and professionals alike.





Communal Entrance Door, which opens to:

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

Entrance Hallway: with walk in storage cupboard and doors to:

Bedroom 1: 12'8 x 11'10 Rear aspect sash window overlooking the garden, inbuilt alcove wardrobes with internal shelving and cupboards over and radiator.

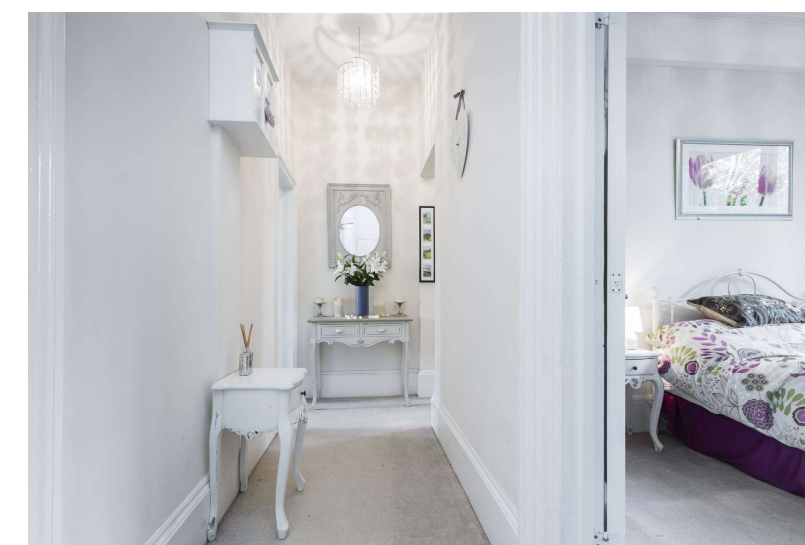
Kitchen/Living/Dining Room: 22'4 x 14'10 The living space has front aspect triple bay sash windows overlooking the carriage driveway, fitted alcove mid height cupboard with internal shelving and open alcove shelving above and radiator. The kitchen space has a side aspect part opaque sash window, laminate flooring, 1 ½ bowl stainless steel sink with mixer tap over and drainer, integrated electric oven with 4 ring gas hob and extractor fan above with stainless steel splashback and stainless steel extractor fan over, integrated dishwasher, integrated fridge freezer and space and

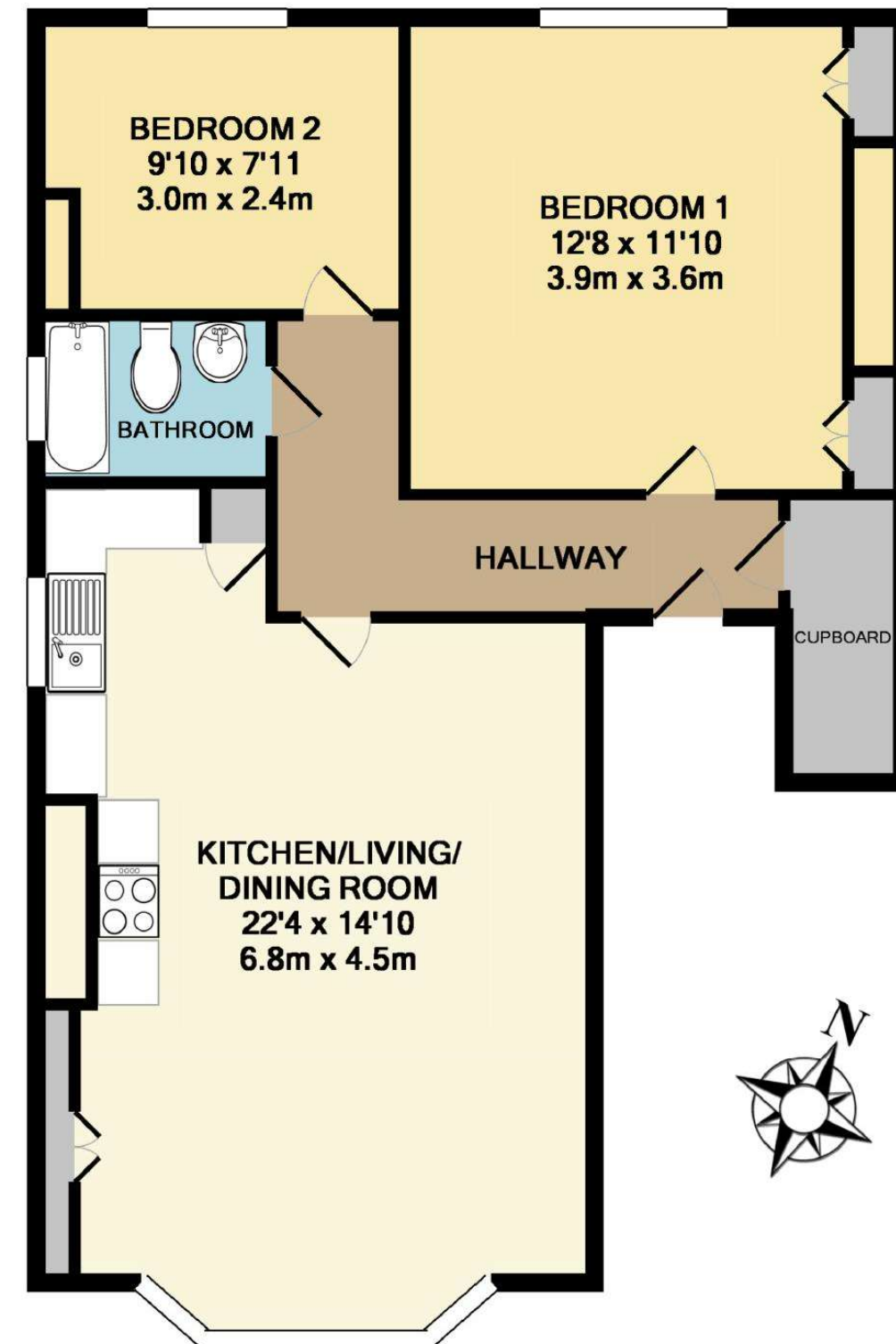
plumbing for washing machine. The kitchen has plenty of worktop space and a good selection of cream eye and base level units.

Bathroom: Side aspect opaque double glazed window, panel enclosed bath with mixer tap, wall mounted shower fitting and glass shower bath screen, pedestal wash basin, low level WC, tiled walls, laminate flooring and radiator.

Bedroom 2: 9'10 x 7'11' Rear aspect sash window with views of the garden, period wooden panel shutters in wooden storage casement, alcove shelving and radiator.

Outside: To the front is a graveled 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.





TOTAL APPROX. FLOOR AREA 657 SQ.FT. (61.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	66	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	61
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



General:

Tenure: Share of Freehold
 Length of lease: 123 years remaining
 Local authority: Tunbridge Wells Borough Council
 Managing agent: Together Property Management
 Service Charge/Ground Rent: £1,200 P/A
 Council tax: Band C (£1,395)
 EPC: D (66)

AREA INFORMATION: Southborough

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 35 minute journeys.



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