

Flat 2, 1 Vale Road, Southborough, Tunbridge Wells





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Spacious 1-bedroom apartment with garage, 2/3 parking spaces and private courtyard garden

Accommodation Summary

- Apartment in period conversion with high ceilings
 - 1 double bedroom
 - Living/dining room
 - Kitchen
 - Bathroom
 - Courtyard garden
 - Garage
 - Driveway
- Additional allocated off road parking space
 - Sought after village location



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This stylish apartment is on the raised ground floor of a detached period conversion, which sits in a sought-after location. It has local shops and transport links on its doorstep and is on the edge of Southborough Common, with its woodland walks, church, and village cricket green.

Steps lead you up to the communal front entrance door, with the apartment's private entrance door inside to the right.

The front door opens into the living/dining room, which is flooded with light from its large, shuttered bay window. A fireplace with a wooden mantelpiece and tiled hearth acts as a focal point for the room and there is ample space for deep sofas and a table and chairs.

The inner hallway has a low fitted cupboard housing the fuse box and a high-level wall cupboard too.

The bedroom is on the right with its large window offering plenty of natural light and fitted cupboards for storage.

The bathroom has a shower bath and vanity unit with a cupboard under and a wash hand basin over.

At the end of the hallway, with side access into the courtyard, is the stylish newly fitted kitchen. Plenty of shaker style units topped with warm wooden work surfaces are separated by the integrated oven with a gas hob and stainless steel extractor above. There are wine racks, space and plumbing for additional appliances, open wooden wall shelving and a beautifully tiled floor adding interest and colour.

Outside the block brick paved courtyard is enclosed providing a perfect spot for summer dining. There is pedestrian access into the detached garage, a wooden gate to the front driveway and gated access to the shared driveway to the side that has an additional allocated parking space.

The garage provides great storage space and with off road parking for several vehicles, your every need is met.

This fantastic property would suit first time buyers, investors, and professionals alike. A must see!



Communal part opaque glazed front entrance door which opens into:

Communal entrance hall with the apartment's own:

Private Entrance Door opening into:

Living/Dining Room: 14`2 x 13`7 front aspect double glazed bay window with tier on tier shutters, fireplace with wooden mantelpiece and tiled hearth, wooden flooring, radiator and opening into:

Inner Hall: low level fitted cupboard housing the fuse box, high level wall fitted cupboard, wooden flooring, radiator, and doors opening into:

Bedroom: 10`8 x 10`7 side aspect double glazed window with tier on tier shutters, fitted cupboards with shelving and radiator.

Bathroom: shower bath with mixer tap and hand held shower attachment, fitted wall cupboard, low level WC with storage above, vanity unit with wash hand basin and mixer tap over and cupboard under, heated towel rail, part tiled walls and wooden flooring.

Kitchen: 11`2 x 10`10 side aspect window, side aspect part glazed door, tiled flooring, and radiator. The kitchen has an integrated Zanussi oven, 4 ring Zanussi gas hob, stainless steel extractor fan, space for a fridge/freezer, space for a slimline dishwasher, space and plumbing for a washing machine, wall hung Worcester boiler and a 1 ½ sink with drainer and extending spray mixer tap. There are a selection of Shaker style eye and base level units with wine racks, some open wooden wall shelving, and wooden countertops.

Outside: The house is set back from the road by a low wall with a mix of metal railings and hedging above, with a metal gate opening onto a pathway with steps leading to the communal entrance door. There is a hard surface driveway to the side in front of the garage with a wooden gate for rear courtyard access. At the rear there is a walled courtyard garden with a block brick surface. This is pedestrian access into the garage and a side wooden gate leading to the allocated parking space in the shared driveway to the side.

Garage: 16`2 x 10`4 front aspect up and over door and side aspect pedestrian door.

General:

Tenure: Share of freehold (108 years remaining on the lease)

Service charge and ground rent: £75.00 PCM

Local authority: Tunbridge Wells Borough Council

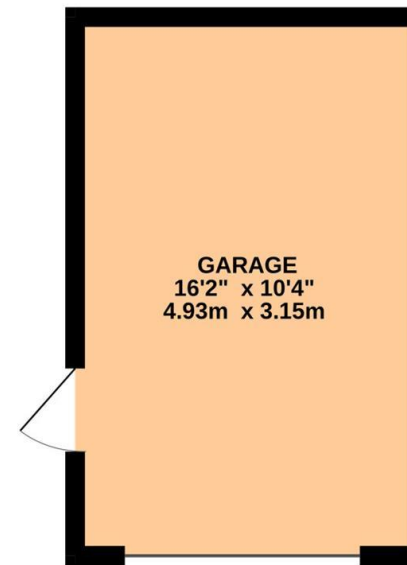
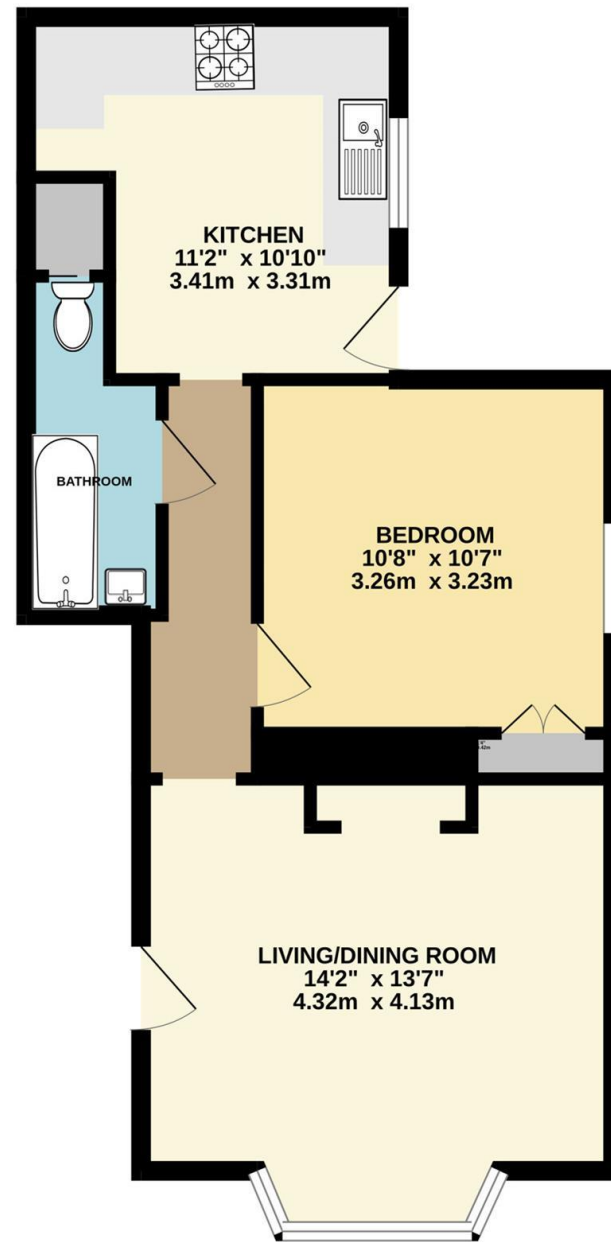
Council tax: Band B (£1,761.73)

EPC: D (67)



GROUND FLOOR

ENTRANCE FLOOR



TOTAL APPROX AREA EXCLUDING GARAGE 484 SQ.FT / 45 SQ.M

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		67	77
(39-54) E			
(21-38) F			
(1-20) G			
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 the property. 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 the property'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. The property is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools. Southborough enjoys many local independent shops with an award-winning hairdresser, The Gallery, and restaurant Tallow, which has just been named The Good Food Guide's Best UK Local Restaurant 2023 – both are a short walk away. With additional convenience stores, a baker, a butcher, and pubs such as The Hand & Sceptre and The Imperial nearby, all your local needs are met. The nearest mainline station to the property is at High Brooms, which has parking, with fast and frequent train services to London Waterloo East, Charing Cross, London Bridge, and Canon Street. The train line at Tonbridge Station is 2.7 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 off and collects near to the property, 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.

