



**17 Southborough Court, Park Road, Southborough,  
Tunbridge Wells, Kent, TN4 0NT**

**Guide Price £239,950 Share of Freehold**

- Delightful two double bedroom spacious apartment
- Share of Freehold with long 900+ year lease
- Large living/dining area opens into fitted kitchen
- Beautifully maintained communal gardens
- Garage with additional shared parking spaces
- Served by small parade of shops
- Beautiful countryside walks nearby
- Close to A21/M25 road links
- EPC:D



Delightful spacious first floor two double bedroom apartment set in Southborough Village close to amenities and just a short stroll away from Southborough Common. The accommodation consists of a communal hall with entry phone system, large living room with open plan kitchen, two double bedrooms both with built-in wardrobe storage and a bathroom. The property is set in some beautifully maintained gardens. This apartment benefits greatly from a garage and shared parking spaces. Electric heating and double glazing throughout. EPC:D.

### Viewing Information

To view this property please call David Waight at Mother Goose Estate Agency

### Location

This property is situated in the heart of Southborough Village and is within walking distance of local shops, well reputed schools and amenities. Both Tonbridge and High Brooms railway stations are a short drive from the property, offering a fast service to London and the Coast. Tunbridge Wells town centre is a short drive from the property and there is a regular bus service close-by. The area is fringed with beautiful countryside and woodland walks.

### Description

Upon entering this delightful apartment you will immediately be struck by how bright and light the rooms feel. The large living/dining room has ample space for your furniture and opens up nicely into a well-presented kitchen with its range of attractive wall and base units. There is a built-in oven and hob, washing machine and small fridge. Continuing through into the little hallway you have access to two double bedrooms again both bright and light and providing built-in wardrobe space. Back out into the hallway and you access your bathroom consisting of bath with shower over, WC and wash hand basin. The hallway also provides access to two large built-in cupboards. Complimenting the apartment are well kept communal gardens, a private garage and shared parking spaces.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



# High Road, London, E18

Approximate Area = 626 sq ft / 58.1 sq m

For identification only - Not to scale

