



**106 Edward Street, Southborough, Tunbridge Wells, Kent, TN4 0EB**

**PRICE RANGE £270,000 Leasehold**

- PRICE RANGE £270,000-£275,000
- Beautifully presented one double bedroom ground floor apartment
- SMALL PETS PERMITTED
- Elegant contemporary home
- A spacious Conservatory
- Garage and off road parking
- Delightful well stocked southerly facing rear garden
- Superb location walking distance to Southborough Village Centre
- Delightful spacious southerly facing rear garden
- ONE THIRD SHARE OF FREEHOLD



**\*PRICE RANGE £270,000 - £275,000\***A FANTASTIC opportunity to purchase a beautifully presented contemporary one double bedroom spacious ground floor apartment with a good sized south facing rear garden and a superb conservatory. This charming property offers comfortable accommodation to suit either a professional couple or a single person with a third share of freehold. The accommodation comprises a good sized living room, a spacious conservatory, a kitchen breakfast room, a double bedroom and a shower room. There is a charming south facing rear garden abundant with well stocked flower beds and a very practical astro turf covering. There is side access to the garage. A driveway with off road parking for a number of cars. Gas fire central heating. Small pets are permitted. NO CHAIN.

### Viewing Information

To view this property please contact Jenny Ireland at Mother Goose Estate Agents.

### Location

This property is situated in the heart of Southborough Village and is within walking distance of many local shops, well respected schools and amenities. High Brooms railway station is within walking distance from the property offering a fast service into all the MLS in under an hour. Tunbridge Wells and Tonbridge train stations are both a short drive away. Tunbridge Wells town centre is a short drive from the property and there is a regular bus service close-by. Also the A21/M25 road link is nearby. It is situated on the fringes of beautiful Kent countryside, ideal for country walks.



## General Description

This delightful property certainly has much to offer. It is positioned comfortably on the ground floor of a block of three similar properties and has a third share of freehold with low service charges, a long lease and no ground rent. It is beautifully presented throughout and offers very comfortable living with additional living space in the form of a delightful conservatory to the rear which doubles up as an occasional bedroom for guests. There is a contemporary theme throughout with a subtle blend of grey and white decor. The shower room can easily be converted back to its original form with a bath. Very generous off road parking for a number of cars and a single garage. This property has the feel of a house as the accommodation is of generous proportion and the outstanding feature is the delightful south facing rear garden.

EARLY VIEWING ADVISEABLE

Lease : Approx 900 years remaining

Service/maintenance charges : £175 every 6 months (£350 p/annum)

One third share of freehold

## Ground Floor

### Entrance communal Hallway.

Stairs to first floor. Understairs storage. Access into number 106.



## Inner Hallway

Wood laminate flooring. Radiator with attractive latticed wooden cover. Doors to all rooms.

## Kitchen/Breakfast Room

Windows to front. A spacious area which currently accommodates a dining room/breakfast table and chairs. Tiled flooring. Wood effect work top housing a single sink and drainer. Built in four ring electric hob and oven below. Fridge and separate freezer to remain. Plumbing for washing machine. An attractive display of eye level and base units. Wall mounted gas combi boiler (approx 2-3 years old). Radiator.

## Living Room

Side window to rear garden. Double fully glazed sliding patio doors to conservatory. Wood laminate flooring. Contemporary design fireplace housing a feature electric wood burning stove. Radiator.

## Conservatory

Currently doubles up as an occasional bedroom for visitors. Fully glazed with a UVPV roof for good insulation. Patio doors leading onto the rear garden. Wood laminate flooring. Cat flap installed. Radiator.



## Main Bedroom

Window to rear. Built-in cupboards. Radiator.

## Shower Room

A good sized shower room which could quite easily convert back to a bathroom. Window to front. Wood laminate flooring. Partially integrated sink unit with work surface to one side and units below for storage. Corner shower cubicle housing an 'all singing and dancing' contemporary ornate shower unit which originally housed a bath and easily transferable to its original form. A WC to match with concealed flush. Wall mounted ladder style radiator.

## Outside

### Rear Garden

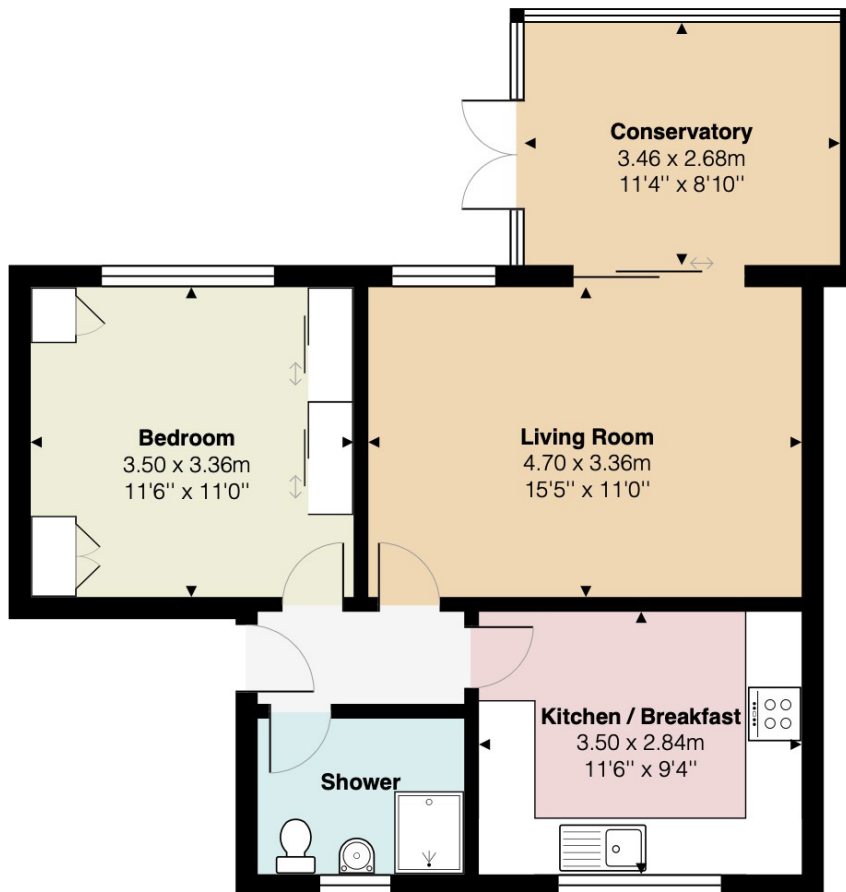
A delightful south facing space which is abundant with well established flower beds to one side which burst with colour and vibrancy in the spring/summer months. A covering of Astro turf creates a very practical grassy area and there is good space to accommodate a patio table and chairs to be able to enjoy the sunshine both in the daytime and the evening. Access to the single garage at the rear of the garden.

### Front garden

A concrete driveway accommodating a number of cars. A single garage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	76
(55-65)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





**Flat 1, 106 Edward Street, Tunbridge Wells TN4 0EB**

Total Area: 55.5 m<sup>2</sup> ... 597 ft<sup>2</sup>

All measurements are approximate and for display purposes only