



Heywood Lodge, Salomons Grove, Southborough,

Guide Price £325,000 Leasehold

- Stylish two double bedroom top floor apartment
- Open plan living area
- Two modern contemporary bathrooms
- Quiet residential location
- Balcony offering delightful far reaching views
- Walking distance to train station
- Five years remaining on NHBC warranty
- Long lease
- Service charges £1,200 pa approx
- EPC:C



Beautifully presented stylish contemporary top floor apartment located in the heart of Southborough. This spacious two bedroom, two bathroom property offers a bright and light open plan living area with well equipped fitted kitchen. The apartment benefits from a balcony with delightful views over playing fields and that all important allocated off road parking space. The property is in a lovely quiet location and is convenient for all amenities, a range of desirable schools and is within walking distance to High Brooms train station. Double glazing and electric heating heating. Five years NHBC warranty remaining. EPC:C.

Viewing Information

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

Location

This property is situated in the heart of Southborough Village and is within walking distance of local shops, well respected schools and amenities. High Brooms railway stations is within walking distance of the property and offers 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

You enter the communal entrance into a hallway and stairs leading up to the second floor where the apartment is situated. The welcoming hallway benefits from a large built-in double cupboard providing ample space for shoes, coats etc and plumbing for a washer dryer which will remain. The hallway takes you round to a large bright and light open plan living area with fitted kitchen. This good size room provides plenty of space for furniture together with dining table and chairs. The kitchen is fully fitted and offers a range of attractive wall and base units together with ample work surface areas. There is also an integrated oven, fridge freezer and dishwasher. A real feature of this property is the good size balcony offering delightful far reaching view over playing fields. From the hallway you access two double bedrooms, the main one with large fitted mirrored wardrobes and a modern contemporary ensuite shower room. The second double bedroom also has free standing wardrobes and desk to remain. Back out into the hallway and you access a modern contemporary family bathroom consisting of bath with hand held shower. WC and wash basin.



Outside

To the side of the building is access to that all important allocated parking space.

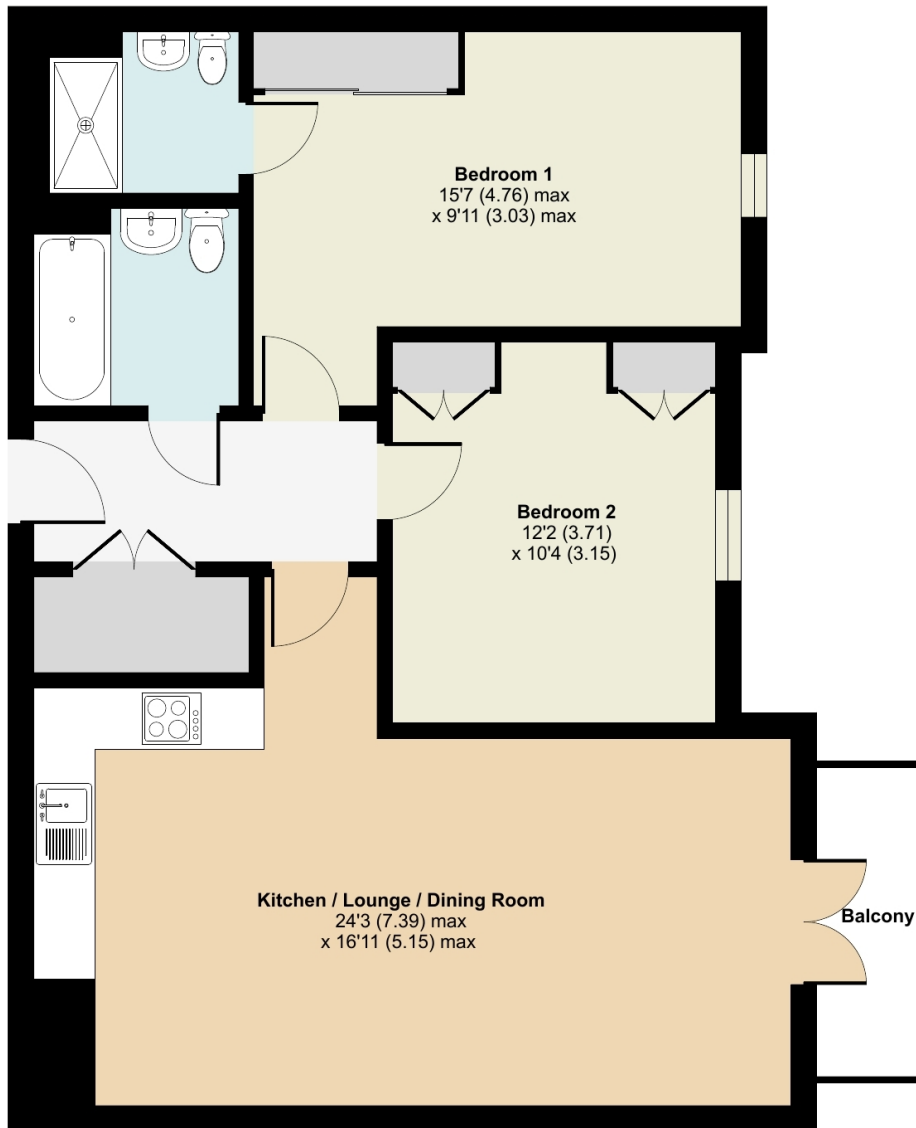
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Heywood Lodge, Salomons Grove, Southborough,

Approximate Area = 785 sq ft / 72.9 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1122948