



**Park Road, Southborough, Tunbridge Wells,
Guide Price £230,000 Share of Freehold**

- Delightful two double bedroom spacious apartment
- Garage with additional shared parking spaces
- Beautifully maintained communal gardens
- Share of freehold and long lease
- Served by small parade of shops
- Close to beautiful countryside walks
- Close to A21/M25 road links
- EPC:C
- NO CHAIN



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 separate kitchen, two double bedrooms the main one 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. Gas central heating and double glazing throughout. EPC:C. NO CHAIN.

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 reputed schools and amenities. Both Tonbridge and High Brooms railway stations are a short drive from the property, both 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 together with a very useful large fitted cupboard. The room opens up nicely into a separate well-presented kitchen with its range of attractive wall and base units. There is a built-in oven, and the fridge freezer and washing machine will remain. Continuing through into the little hallway you have access to two double bedrooms again both bright and light and the main one 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.

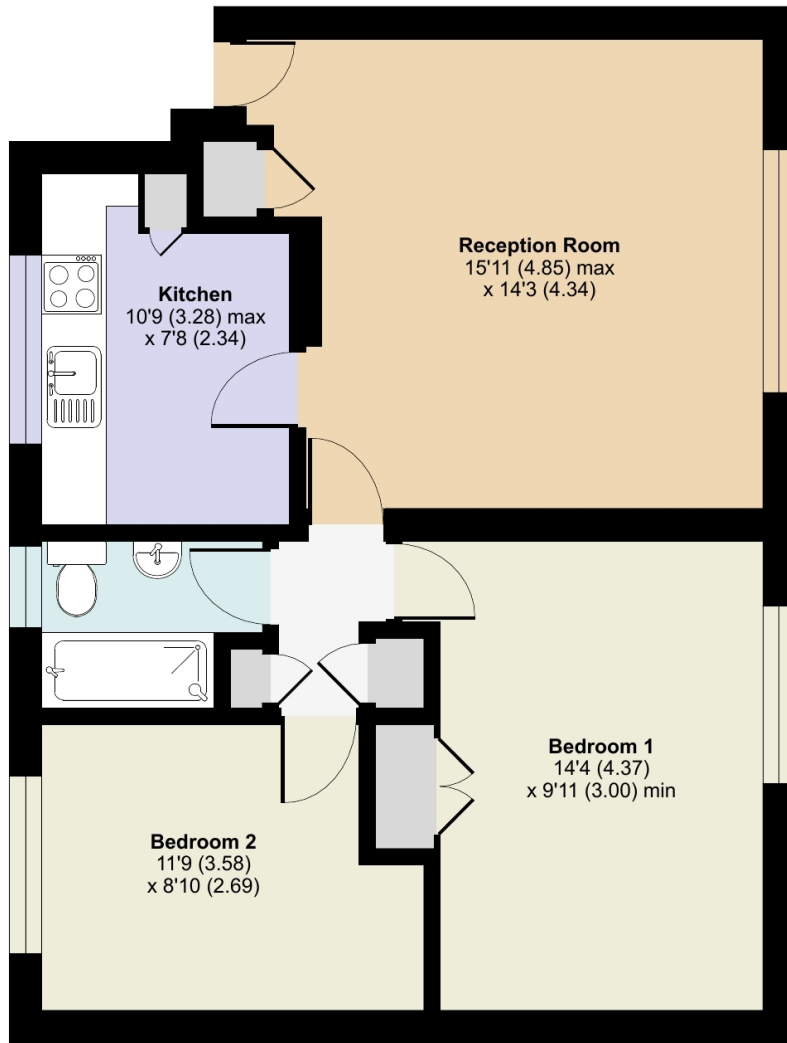
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Park Road, Southborough, Tunbridge Wells, TN4

Approximate Area = 644 sq ft / 59.8 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixocom 2024. Produced for Mother Goose Estate Agency Ltd. REF: 1204749