



**Flat 12 Rosemead, Speldhurst Road, Tunbridge Wells, Kent, TN4 0JA**

**Guide Price £220,000 Leasehold**

- Beautifully presented light and bright bathroom
- Recently fitted kitchen and bathroom
- Good size double bedroom
- Desirable residential location
- Well kept communal gardens
- Allocated parking space
- 900+ years lease length
- NO CHAIN



A beautifully presented one double bedroom first floor apartment situated in a desirable location close to the centre of Southborough village. Accommodation consists of a light and bright living room, kitchen, hallway, bathroom and a good size double bedroom. The property benefits from beautifully kept communal gardens to the side and an allocated parking space. Ideal for first time buyers, buy to let investors and downsizers. Electric heating. EPC:D. 900+ years lease length. NO CHAIN.

### Viewing Information

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

### Location

This delightful property is situated in a popular residential area of Southborough village close to local shops and a range of desirable schools. It is located on the edge of beautiful countryside popular with ramblers and dog walkers alike. High Brooms train station is close by providing a fast service to London and the Coast. The M25/A21 road link is also near by.



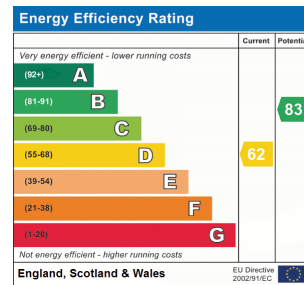
## Description

From the entrance to the property you enter into a communal area with stairs leading up to the first floor. The front door takes you into your hallway. Immediately to the right is a good size South facing, bright and light living/dining room with ample room for a dining table and chairs. Just off this room is a recently fitted kitchen providing a range of attractive base and wall units and tiled splashback. There is a built-in electric oven and hob together with a washing machine and small fridge/freezer to remain. Back into the hallway, takes you through to the newly fitted bathroom being fully tiled and providing a bath with built-in shower over, together with WC and wash hand basin. At the end of the hallway is a good size double bedroom with space for a wardrobe together with a very useful large built-in fitted storage cupboard.



## Outside

There are some beautifully kept communal gardens to the rear and the apartment comes with that all important allocated off road parking space.



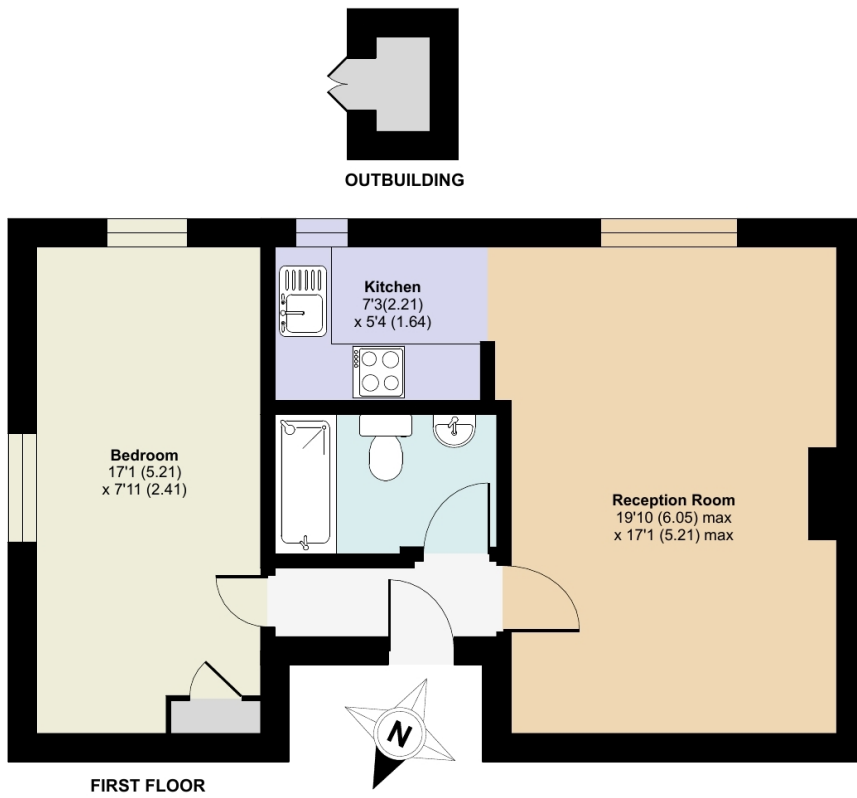
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Approximate Area = 452 sq ft / 42 sq m

Outbuilding = 6 sq ft / 0.5 sq m

Total = 458 sq ft / 42.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Mother Goose Estate Agency Ltd. REF: 1183559