

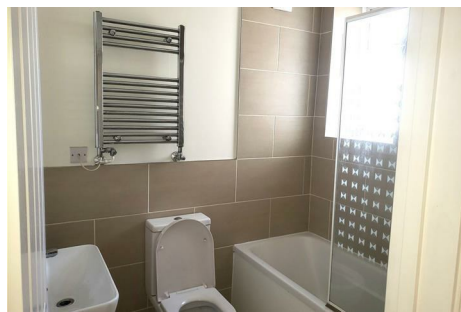


**PANTERA
PROPERTY**

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Flat 1, 110 London Road , Southborough, TN4 OPN

*****CASH BUYERS ONLY*****

Pantera Property offer to the market a well-presented one bedroom first floor flat. The property comprises of:

- Hallway
- Bedroom
- Bathroom
- Kitchen / living room

£110,000

Flat 1, 110 London Road

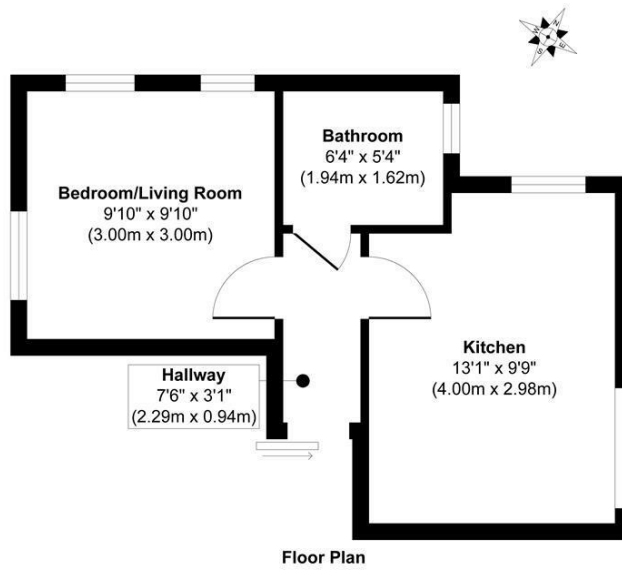
, Southborough, TN4 0PN

- First Floor
- Perfect for investors
- Sold as seen
- One bedroom
- No onward chain
- Well-presented

Ideally situated in the heart of Southborough there is access to a parade of shops including a convenience store, pharmacy, café and hairdressers right outside the door with the main town centres of Tunbridge Wells and Tonbridge, both offering an extensive range of shops, restaurants and bars. Leisure facilities include access to a wide range of sports clubs including rugby, golf and cricket with a sports and tennis centre situated on the nearby St Johns Road. For the commuter traveller, High Brooms station is approximately 0.9 mile walking distance and has services to London Bridge, Cannon Street and Charing Cross as well as the South Coast.

The property is owned on a leasehold basis on a 99 year lease from January 2014 and therefore there are approximately 89 years remaining.





Approx. Gross Internal Floor Area 285 sq. ft / 26.49 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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