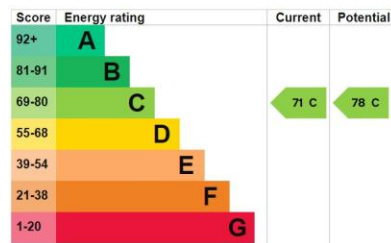


Ground Floor Flat, 9 Grove Avenue

House - Gross Internal Area : 58.7 sq.m (631 sq.ft.)
Summerhouse - Gross Internal Area : 6.2 sq.m (66 sq.ft.)



For Identification Purposes Only.
 © 2024 Trueplan (UK) Limited (01892) 614 881



9 Grove Avenue

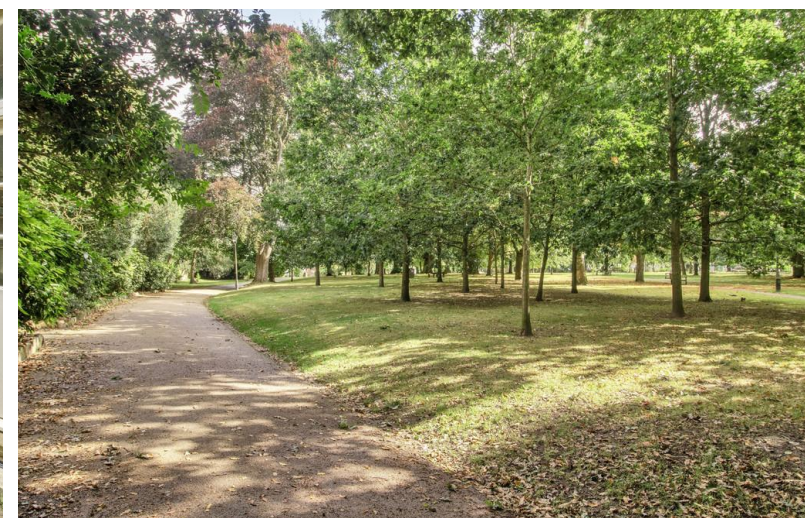
Tunbridge Wells, TN1 1UP



A period 1-bedroom ground floor flat with potential to create a second bedroom, located in the 'old town' between the High Street and Grove Park.

Communal Hall, Hall, Sitting Room, Kitchen, Bedroom, Bathroom, external access to Basement Room, South facing Private Garden, Large Studio/Store, rear access path, Private Road Parking.

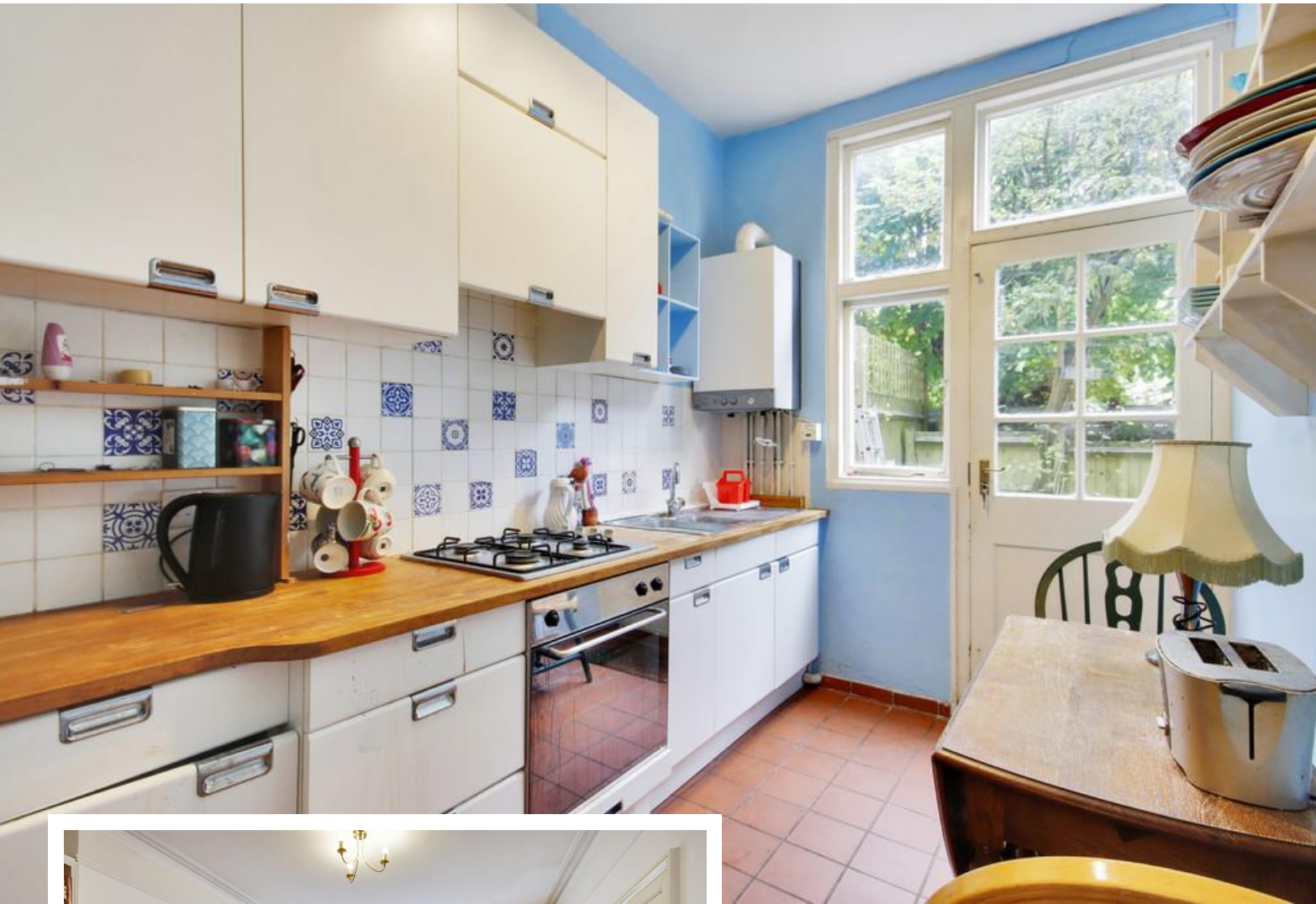
Guide price £325,000 Share of Freehold



29 Vale Road
 Tunbridge Wells
 Kent
 TN1 1BS

www.sumnerpridham.co.uk
 info@sumnerpridham.co.uk
 01892 516615

Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

- ◆ A quietly and centrally located ground floor flat, with some updating required.
- ◆ Tucked away in a quiet sought after location with a private road enjoying direct access into Grove Park. The garden at the back of the property is for the exclusive use of the flat and offers a high degree of privacy.
- ◆ Communal Hall with impressive stained glass door with panels gives access to the flats inner hall, which has a large understairs recess with cupboards and shelving, power and light connected.
- ◆ The spacious sitting room has a wide feature bay window and a superb marble fireplace with cast iron grate, tiled hearth, 2 cupboards, polished wood floor and double radiator.
- ◆ A fitted kitchen has a range of wall mounted cupboards and base units with inset 1½ stainless steel sink and drainer, electric oven (not working), 4-ring gas hob, wall mounted shelving, quarry tiled floor, part glazed back door and wall mounted Potterton gas fired boiler.



- ◆ The bedroom is at the back of the flat, has a large double sash window overlooking the garden and a double radiator.
- ◆ Shower room with enclosed shower, pedestal wash basin, low level WC, part tiled walls, high level shelving, radiator with towel rail.
- ◆ Included in the sale are a plumbed in washing machine and a tumble dryer.

Outside

- ◆ Adjacent to the rear of the property are steps leading down to a basement area which includes a fully tiled shower room with electric shower, basin and low level WC.
- ◆ Separate cellar/store.

The Garden

- ◆ The south facing garden has a brick herringbone base with a gate leading to a shared rear access path.
- ◆ A large wooden 'studio/store' with some upgrades might suit those working from home.

Practicalities

- ◆ The flat has a one third share of the freehold which is held by 9 Grove Avenue Limited.
- ◆ The 999 year lease commenced in 1987.
- ◆ Maintenance and the buildings insurance is shared by the 3 leaseholders equally.
- ◆ Grove Avenue and Christchurch Avenue are private roads, and the parking is administered by Lane Grove Avenue Ltd, the current monthly charge is £4.17 enabling residents to park a car, in addition there is a visitors permit available.
- ◆ The residents WhatsApp group helps bring and maintain a community spirit to the Avenue.

Viewing

By appointment only though sole agents Sumner Pridham
info@sumnerpridham.co.uk 01892 516615

