





MEMBER
FIA
BY INVITATION ONLY

**FEDERATION
OF INDEPENDENT
AGENTS**














Upper Grosvenor Road, Tunbridge Wells

Offers in the Region of **£160,000**

Council Tax Band: A

Property Type: Flat

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

As you step into this charming flat, you're immediately greeted by a sense of light and warmth.

To your right, you'll find the bedroom — a comfortable double room with a large window that fills the space with natural light. There's plenty of room for furniture, making it a calm and restful retreat.

To your left is the bathroom, fitted with sleek, modern fixtures and a shower-over-bath combination that offers both style and practicality.

Continue straight ahead and you'll enter the living area, the true heart of the home. A beautiful bay window floods the space with sunlight, creating a welcoming and airy atmosphere. There's ample space here for both lounging and dining, with a handy utility cupboard tucked away for extra storage.

A partitioning wall separates the living room from the kitchen, which lies just to the right. The kitchen is bright and functional, featuring plenty of above-counter storage, an integrated gas hob with extractor fan, and generous counter space — perfect for everyday cooking and entertaining.

Adding to its appeal, the flat boasts private parking at the rear — a rare and highly sought-after feature in such a central and well-connected location.

This property is ideal for first-time buyers, buy-to-let investors, or commuters looking for a convenient and comfortable home.

Located in the heart of Tunbridge Wells, this property offers a desirable location. The town centre, just a short walk away, boasts a variety of shops, cafés, and restaurants, including the historic Pantiles, known for its charming boutiques and vibrant markets. Calverley Grounds and Dunorlan Park, both within a mile, provide beautiful green spaces. Tunbridge Wells train station (0.5 miles) offers direct links to London. For leisure, Knights Park is just a short drive away, featuring a cinema, bowling, and shopping options.

Lease: 101 years

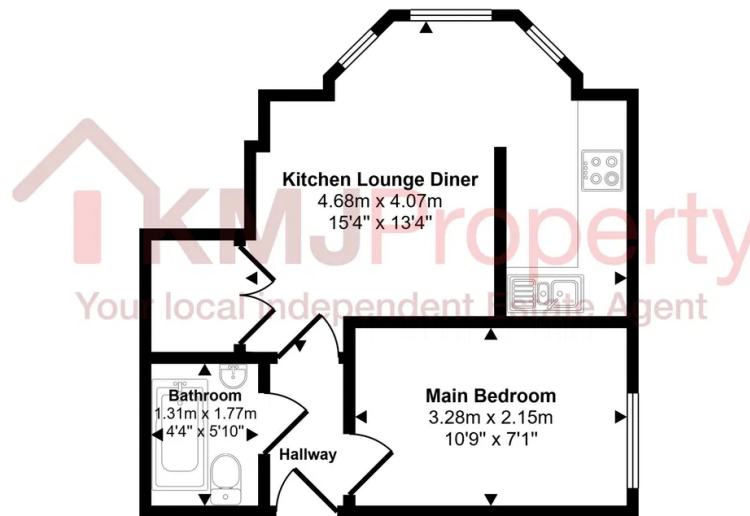
Ground rent: £150

Service Charge: £2,147





Approx Gross Internal Area
29 sq m / 309 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	





PROPERTY. IT'S WHAT WE KNOW. IT'S WHAT WE DO.

KMJ Property is a family-run business, and that's at the heart of everything we do. Because we're a close-knit team, we treat every client like one of our own—offering friendly, honest advice and a truly personal service. We're here to make the whole process feel less stressful and more like a team effort, supporting you every step of the way.



CONTACT US

Visit our website
www.KMJProperty.co.uk

Mobile Number
01892 515188

Social Media
@KMJProperty

Email Address
Sales@KMJProperty.co.uk



1 High Street, Tunbridge Wells, Kent, United Kingdom, TN4 8RL
5 Hartfield Road, Forest Row, United Kingdom, RH18 5DN
London Road, Crowborough, United Kingdom, TN6 2TT



**DAVID
JOHNSON**
MANAGING DIRECTOR



**SUZANNE
JOHNSON**
EXECUTIVE DIRECTOR



**KATRINA
JOHNSON**
DIRECTOR



**MARC
JOHNSON**
SALES DIRECTOR



**LEAH
POOLE**
ESTATE AGENT