



Local to you - contactable when you need us

 **KMJProperty**
Your local independent Estate Agent

Upper Grosvenor Road, Tunbridge Wells

Offers In Region Of £180,000

1 1 1



Guide Price - £180,000 - £185,000

The exterior of this well-maintained Victorian property offers communal parking, adding to its convenience.

Through a private entrance, you are welcomed by a hallway leading to the main living areas. To your right, the highlight of the apartment is the spacious living room, where a beautiful bay window allows natural light to pour in. Exposed floorboards enhance the character of the space, adding rustic charm and warmth while maintaining a cosy yet airy feel.

Further along the hallway, the generously sized double bedroom features a large sash window overlooking the communal garden, creating a peaceful retreat. The bedroom also benefits from a spacious built-in storage cupboard, providing ample space for organisation.

Opposite the bedroom, the bathroom is fitted with a shower over bath.

At the rear of the property, the bright and inviting kitchen offers plenty of above-counter storage, an integrated hob, and a large window, making it a practical and pleasant space for cooking.

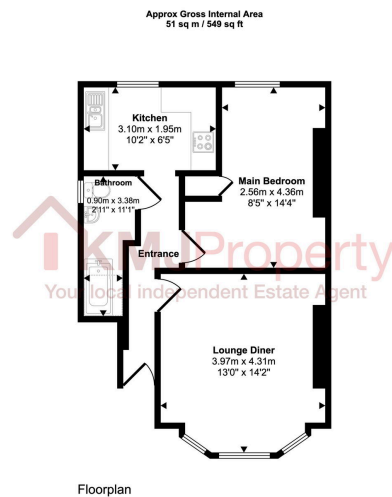
Additionally, the property enjoys access to a well-maintained communal garden, which is securely fenced for added privacy.

Lease length is **151 years**

There is no ground rent or service charge - the flat is responsible for one third of outgoings including buildings insurance (£191 per flat last year, renewed December 2024)

The area benefits from excellent transport links, with High Brooms Railway Station just a 2 minute walk away, providing easy access to London and the coast. This makes it a convenient location for commuters. Homeowners can enjoy the convenience of local shops, schools, and healthcare facilities, ensuring that daily necessities are within easy reach. St. John's Primary School, Skinners Grammar School, Tunbridge Wells Boys Grammar, and Tunbridge Wells Girls Grammar. For shopping enthusiasts, the Royal Victoria Place Shopping Centre, as well as the boutique stores of Tunbridge Wells High Street and Pembury High Street, are easily accessible. Leisure opportunities abound, with Knights Park offering a cinema complex, bowling alley, and fitness club. Additionally, Tunbridge Wells is surrounded by numerous parks and





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.

- Upper Ground Floor
- Spacious Living Room
- Communal Garden
- Communal Parking
- EPC: C
- 1 Double Bedroom
- Kitchen with Ample Storage
- Bright and Airy Feel
- Desirable Location
- Council Tax Band: B

