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# Orchard Grove, Upper Grosvenor Road

Offers Over £195,000

2 1 1





This well-proportioned two-bedroom flat offers generous living space and a practical layout, ideal for first-time buyers, downsizers, or investors. The exterior of this property is well-maintained and offers allocated parking and visitor parking.

Upon entering, you are welcomed by a central hallway that provides access to all rooms. To your right is the main bedroom, a well-sized double offering ample space for furniture and bathed in natural light. Next, you will find the second bedroom, this room is a small double making it a versatile space that could serve as a guest room, home office, or child's bedroom.

Continuing down the hallway towards the front of the property, you arrive at the spacious lounge, a standout feature of the home. Large windows flood the space with natural light, creating a bright and inviting atmosphere—perfect for both relaxation and entertaining. Further along, you will find the bathroom, which includes a shower-over-bath, a washbasin, and a toilet.

At the very end of the hallway, the kitchen is well-equipped with generous worktop space, above-counter storage, and an integrated hob. A large window over the sink provides plenty of light and offers scenic views of the garden. The communal garden wraps around the building. It is generously sized and beautifully presented, offering a perfect space to relax.

**Years Left on Lease: 952**

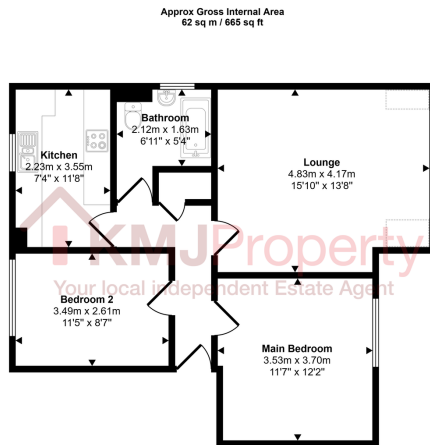
**Ground Rent: £150**

**Service Charge: £2,460**

The area offers excellent transport links, with High Brooms Station just a 2-minute walk away for easy access to London and the coast—ideal for commuters. Residents enjoy local shops, schools, and healthcare facilities close by, including St. John's Primary, Skinners Grammar, and Tunbridge Wells Boys' and Girls' Grammar Schools. For shopping, the Royal Victoria Place Centre and the boutique stores of Tunbridge Wells and Pembury High Streets are all within easy reach. Leisure options abound, from the cinema, bowling, and fitness club at Knights Park to nearby parks offering golf, cycling, horse riding, and sailing. A reliable bus service further enhances connectivity.







Floorplan

Denotes head height below 1.5m

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.



- 2 Double Bedrooms
- Large Communal Garden
- Spacious Living Room
- Plenty of Natural Light
- EPC: C
- Top Floor
- Allocated Parking
- Desirable Location
- Perfect for First Time Buyers
- Council Tax Band: C

