



Connells

Upper Grosvenor Road
Tunbridge Wells



Property Description

GUIDE PRICE £300,000 - £325,000

A superb opportunity to acquire a spacious ground floor apartment which also benefits from parking, private garden and garage.

The accommodation comprises of; Private entrance, Entrance Hall, Family bathroom, Spacious fully fitted kitchen, Double bedroom with fitted wardrobes, Second double bedroom, Large living room / diner. There is a low maintenance private rear garden and it's own allocated parking space. The property also has a garage as well as 1/3 of a second garage.

The apartment would be a great first home, downsize or investment opportunity being situated within the popular Upper Grosvenor Road area of Tunbridge wells close to local amenities and Grosvenor & Hilbert Park.

Tunbridge Wells offers a range of independent and chain shopping facilities, leisure and sporting activities as well as two main line train stations allowing easy commuting into London and the South Coast.

Share of freehold with no onward chain and vacant possession.

Private Entrance

Entrance Hall

Storage cupboard. Radiator.

Kitchen

18' 5" x 7' 5" (5.61m x 2.26m)

Fully fitted kitchen. Dishwasher. Washing machine dryer. Gas hob and oven. Radiator. Door leading to side access.

Lounge / Diner

17' 10" Max x 15' 11" Max (5.44m Max x 4.85m Max)

Spacious living space. Tv point. Sliding doors leading to private garden. Radiator. Window to the side and rear.

Bedroom One

14' 1" x 9' 3" (4.29m x 2.82m)

Double bedroom. Built in wardrobes stretching the width of the bedroom. Radiator. Window to the rear.

Bedroom Two

8' 9" x 6' 11" (2.67m x 2.11m)

Double bedroom. Radiator. Window to the rear.

Bathroom

Bath with shower. Wash hand basin. WC. Fully tiled. Heated towel rail. Frosted window to the side.

Garage

Single garage, as well as 1/3 share of a second garage.

Rear Garden

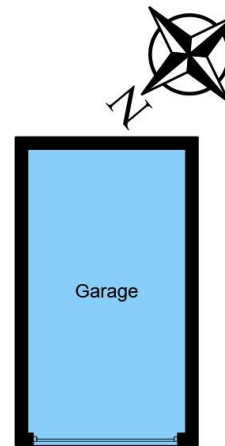
Low maintenance garden laid with gravel.

Off Street Parking





Floor Plan



Garage



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/TWL404775

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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