



Connells

Claridge House Upper Grosvenor Road
Tunbridge Wells

Claridge House Upper Grosvenor Road Tunbridge Wells TN1 2ED

for sale offers in excess of
£190,000



Property Description

Roll up those sleeves and allow yourself to really make your mark with this charming one-bedroom first-floor apartment, nestled on the charming Upper Grosvenor Road, is prime for a purchaser really looking to make their mark.

Upon entering, you are welcomed by a communal entrance, leading to the private and inviting hallway. The home boasts a bathroom, along with a spacious, serene double bedroom with built-in wardrobes. The apartment benefits from a modern kitchen, breakfast room and a lounge/dining room with bay windows.

Ideally located in the heart of Tunbridge Wells, this delightful residence is just moments away from a wealth of local amenities and excellent train stations, ensuring both convenience and a truly idyllic lifestyle.

First Floor

Communal Entrance

Entrance Hall

Lounge/Dining Room

16' 5" Max x 10' 3" Max (5.00m Max x 3.12m Max)

Kitchen/Breakfast Room

10' 3" Max x 7' 8" Max (3.12m Max x 2.34m Max)

Bedroom One

12' 3" Max x 8' 5" Max (3.73m Max x 2.57m

Max)

Bathroom

Allocated Parking For One Car

Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts,

as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations-Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.

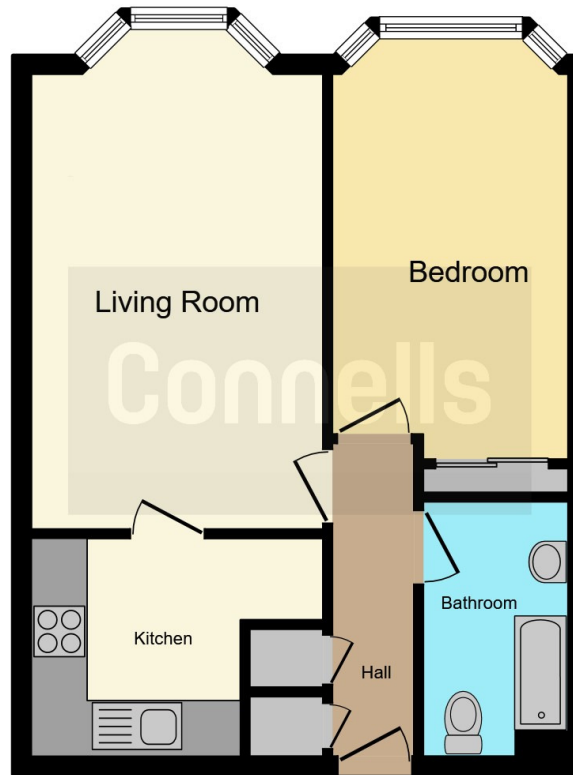
Agents Note

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: C

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406236

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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