

for sale

offers in excess of **£185,000**



Claridge House Upper Grosvenor Road Tunbridge Wells TN1 2ED

Are you looking for a charming residence situated within the heart of Tunbridge Wells? This stunning first floor one bedroom apartment is simply **PERFECT FOR A FIRST-TIME BUYER OR INVESTOR** looking to expand their portfolio.  
See Agent's Note below



# Claridge House Upper Grosvenor Road Tunbridge Wells TN1 2ED

## 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.

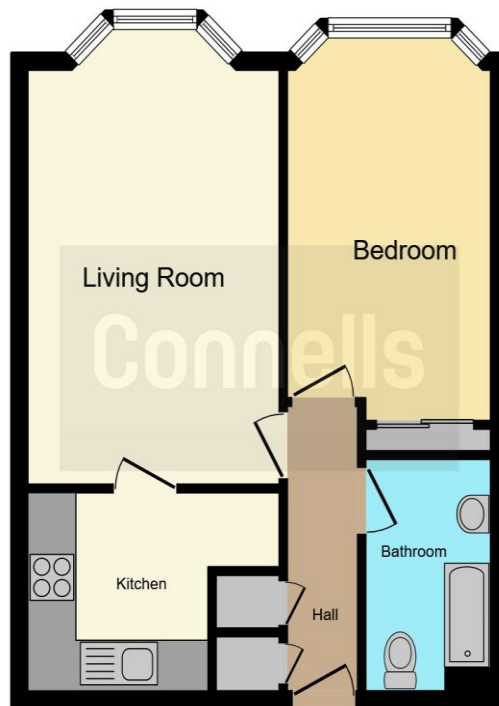
To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts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

The property is a Probate sale and subject to Grant of Probate. We have been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.





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](http://www.focalagent.com)

To view this property please contact Connells on

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7 Market Place  
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Property Ref: TWL406236 - 0014

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

**view this property online [connells.co.uk/Property/TWL406236](http://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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