



Upper Grosvenor Road, Tunbridge Wells, Kent TN1 2EJ

Guide Price £215,000 Share of Freehold

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Located on the first floor of this imposing Edwardian building is this well presented apartment in good decorative order. The large bay window makes an ideal dining space and the reception room boasts large ceilings and has space for a corner desk, ideal for working from home. The large opening to the kitchen gives a good open plan aspect whilst benefiting from still being a separate room, giving the best of both worlds. The kitchen is particularly stylish with grey units and a ceramic hob, integrated microwave and oven and integrated fridge/freezer. There is a window to the front and wall mounted boiler. The bathroom has a white suite with window to the side, whilst the bedroom also has a window to the side.

There is unallocated parking for the residents in the rear garden which is accessed via Silverdale Lane. This apartment is one of five apartments and has a Share of the Freehold.

- First Floor
- Bay Window
- Large Reception Room
- Stylish Modern Kitchen
- Integrated Appliances
- Bathroom with Window
- White Bathroom Suite
- Double Bedroom
- Parking at the Rear
- Share of the Freehold





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:

Council Tax Band: A

Leasehold Information:

The property is Leasehold with a Share of the Freehold

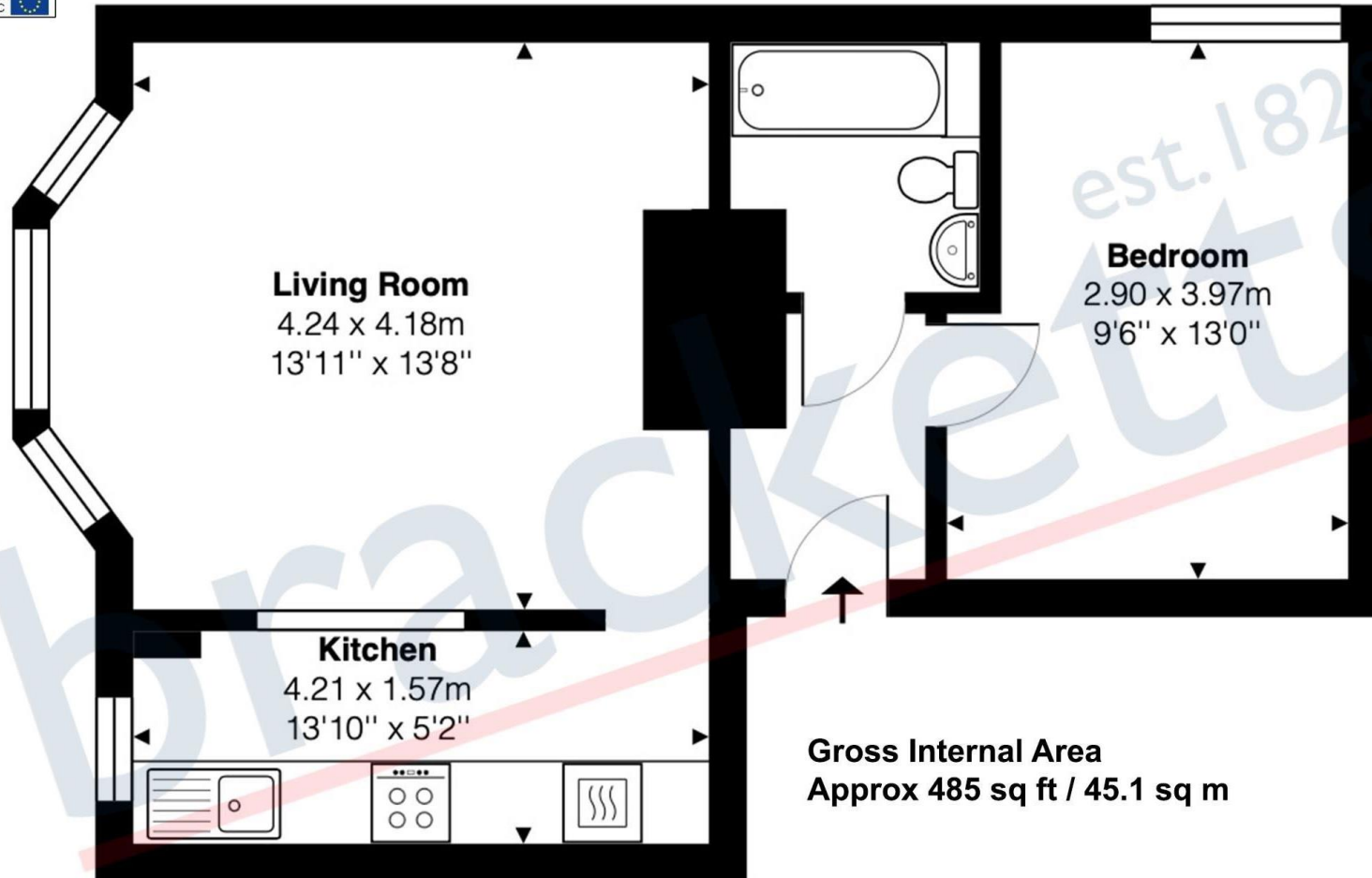
Lease Term: 125 years from 29 September 2007

Service Charge: 600 per annum



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



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