



Upper Grosvenor Road, Tunbridge Wells, Kent TN1 2DY

Guide Price £165,000 Leasehold

When experience counts...

est. 1828  
**bracketts**



Priced to allow for modernisation and with the benefit of NO ONWARD CHAIN. This apartment is accessed via a communal door to the side of this imposing double fronted detached house enjoying a corner plot at the junction of Park Road and Upper Grosvenor Road. On entering at ground level this leads you into a communal entrance hall where the apartment for this flat will be found. This apartment has a small hallway, white bathroom suite and bedroom with window to the side. Located at the front of the property is the reception room with bay window to the front. From here, there is a doorway to a fitted kitchen with a range of units and a gas central heating boiler. There is an integrated oven and hob with extract fan above. The property has been priced to allow for cosmetic updating.

Of particular note is its proximity to Tunbridge Wells town centre, being just 0.3 mile to the Royal Victoria Place, whilst the station at High Brooms and Tunbridge Wells are 0.9 and 0.8 mile respectively. We recommend an early viewing.

- Convenient for Town Centre
- Priced for Modernisation
- No Onward Chain
- Garden Level
- Bay Window
- Fitted Kitchen with Oven
- Gas Central Heating
- White Bathroom
- 0.8 of a Mile to Station
- Viewing Recommended







### **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. 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

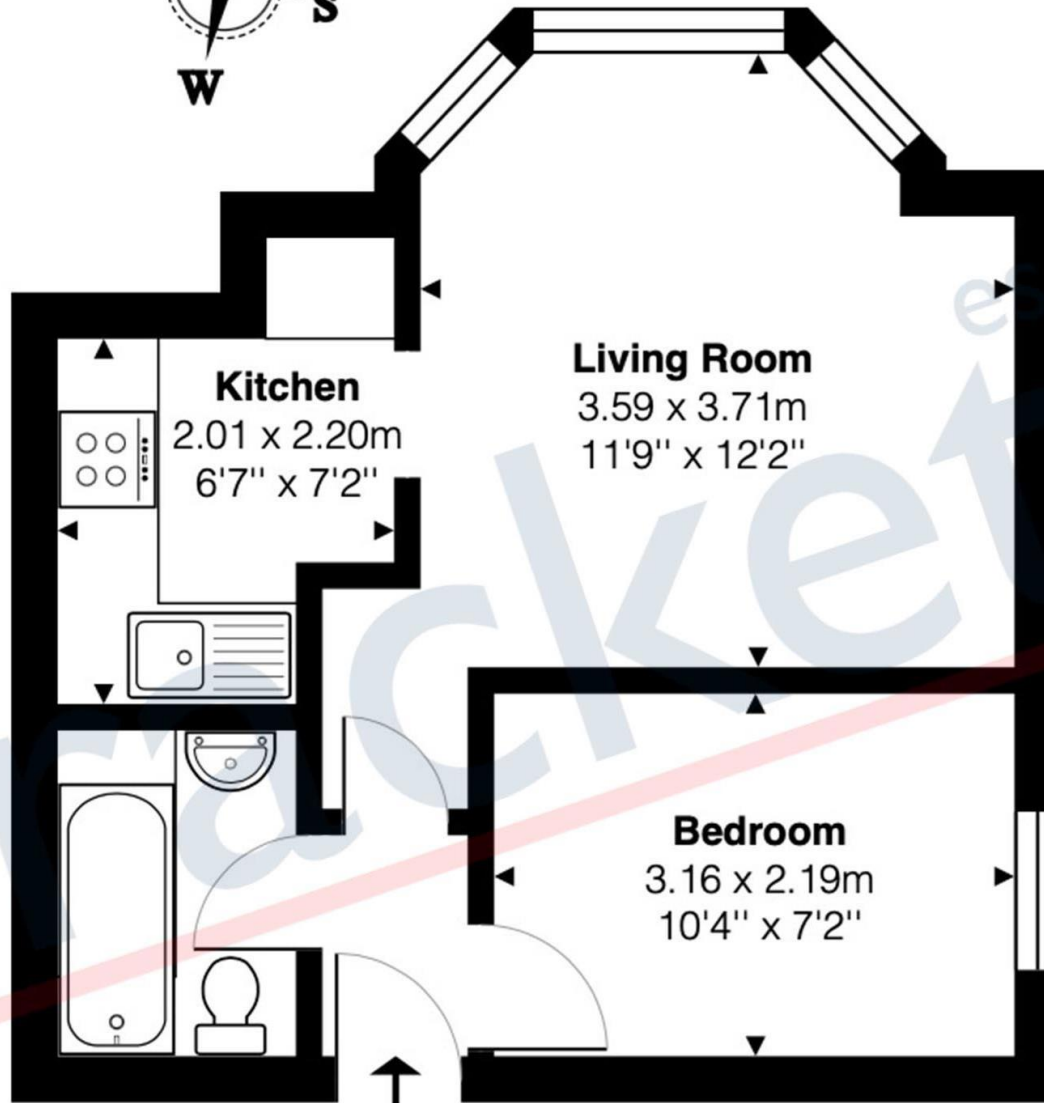
Lease Term: 125 years from 25 March 2002

Service Charge: £2,160 per annum

Ground Rent: £150 per annum with no rent reviews



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

**Gross Internal Area**  
Approx 328 sq ft / 30.5 sq m