



UPPER GROSVENOR ROAD
TUNBRIDGE WELLS - £1,750,000



53 Upper Grosvenor Road

Tunbridge Wells, , TN1 2DY

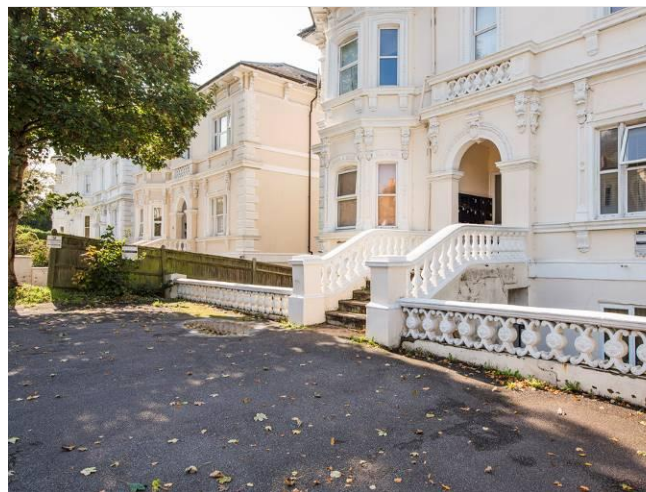
A substantial four storey detached period property providing a rare investment/re-development opportunity.

Entrance Level With Communal Entrance - 3 x 1 Bedroom Flats & 1 Studio - First Floor - 4 x 1 Bedroom Flats - Second Floor - 2 x 1 Bedroom Flats - Basement - 3 x 1 Bedrooms Flats & 1 Studio - All Properties Have a Parking Space And All Flats & Studios Are Currently Let

Set within an extremely popular residential area close to the town centre is where you will find this substantial four storey period building currently divided into twelve, one bedroom flats and two studio's each having a single parking space, which is a real benefit to this property and is rare to find in such a central location. At present all of the properties have been rented out and therefore viewing opportunity is limited but the interested parties should contact the office for further information.

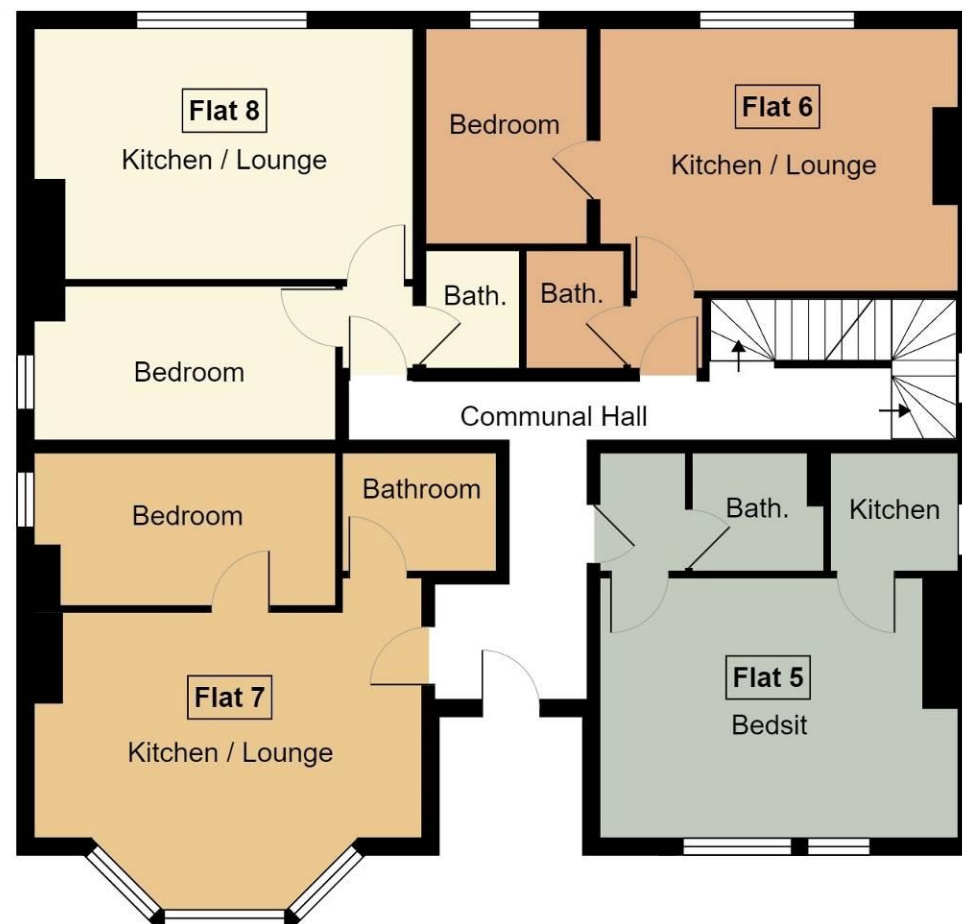
CURRENT TOTAL RENTAL INCOME PER CALENDAR MONTH AS OF SEPTEMBER 2024

£10,395.00 - this will increase to £10,870.00 as leases come up for renewal.





Basement



Ground Floor

CURRENT ENERGY EFFICIENCY RATINGS:

Flat 1 - EPC: D
Flat 2 - EPC: C
Flat 3 - EPC: D
Flat 4 - EPC: D
Flat 5 - EPC: D
Flat 6 - EPC: D
Flat 7 - EPC: C
Flat 8 - EPC: D
Flat 9 - EPC: D
Flat 10 - EPC: E
Flat 11 - EPC: E
Flat 12 - EPC: D
Flat 13 - EPC: E
Flat 14 - EPC: E

SQUARE FOOTAGE:

Flat 1 - 323
Flat 2 - 248
Flat 3 - 334
Flat 4 - 280
Flat 5 - 237
Flat 6 - 280
Flat 7 - 323
Flat 8 - 301
Flat 9 - 334
Flat 10 - 280
Flat 11 - 323
Flat 12 - 269
Flat 13 - 398
Flat 14 - 398

SITUATION:

The property is located on the first part of Upper Grosvenor Road in the centre of Tunbridge Wells. It has an excellent selection of period houses and conversion apartments and offers almost immediate pedestrian access to the town centre itself with the Royal Victoria Place shopping mall and associated Calverley Road precinct offering a wide range of multiple retailers and a further mix of principally independent retailers, restaurants and bars located between Mount Pleasant and the Pantiles. Tunbridge Wells has wide range of social and educational facilities to include a number of sports and social clubs, two theatres and an excellent mix of schools at primary, secondary, independent and grammar levels. The town also has two main line railway stations with fast and frequent services to London termini. The property is close to Woodbury Park Mortuary Gardens and within a short distance of Grosvenor & Hilbert Park to provide outside recreational space.

TENURE:

Freehold

COUNCIL TAX BAND:

A

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

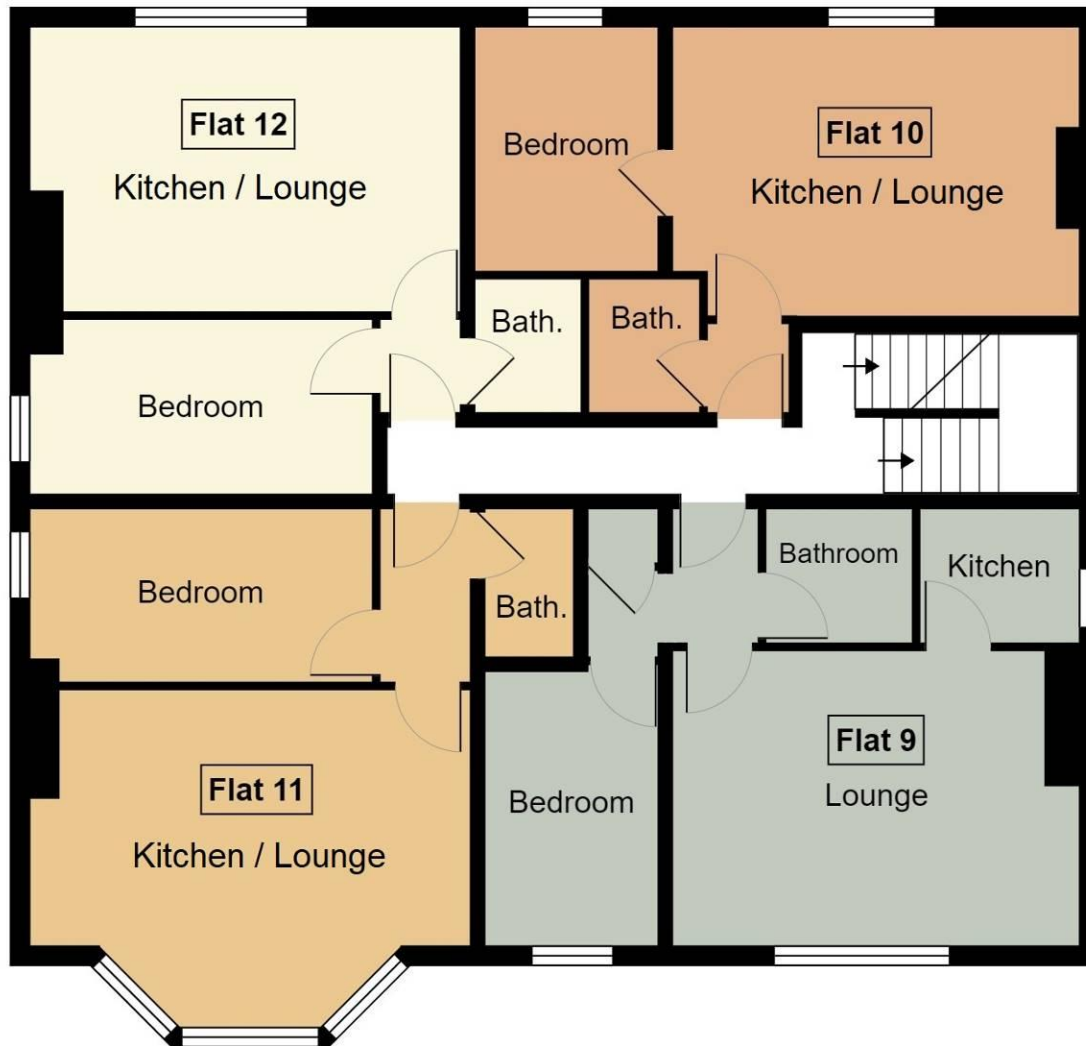
Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

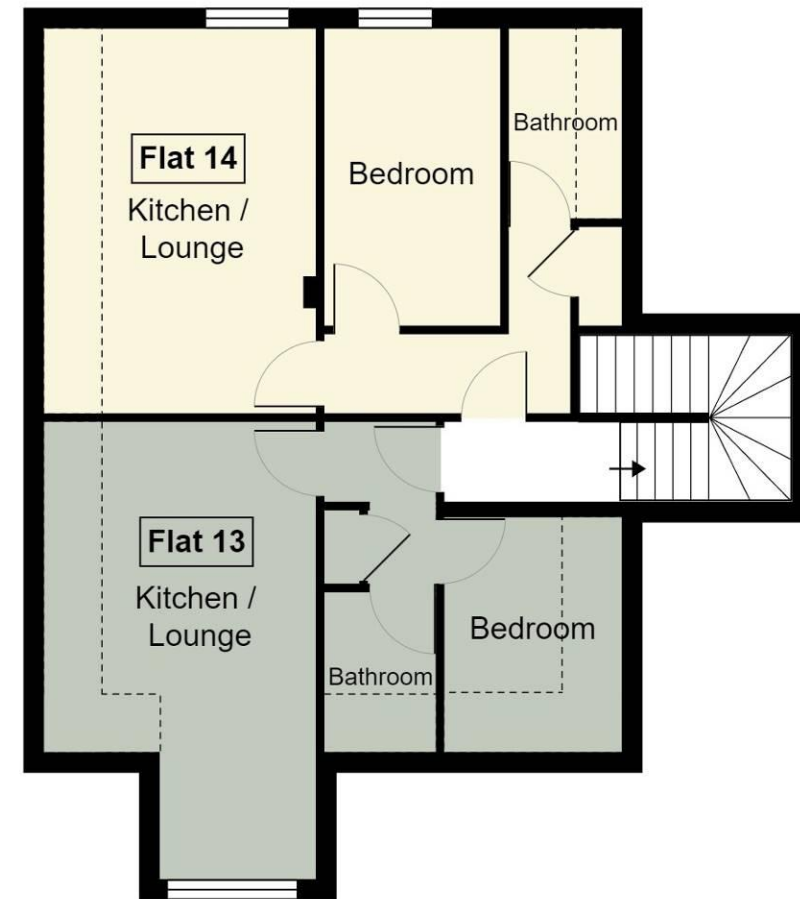
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Electricity & Drainage

Heating - Electric Heating With Individual Meters



First Floor



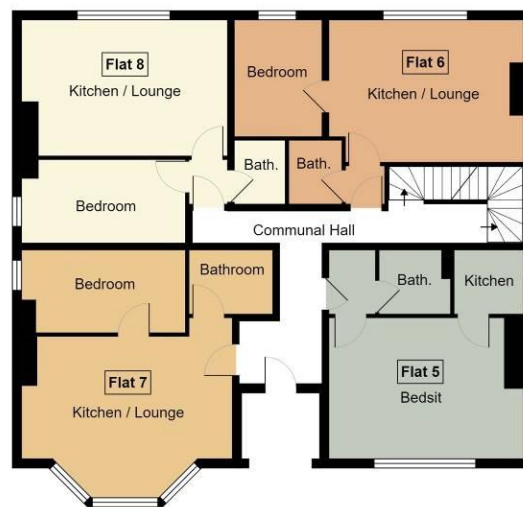
Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





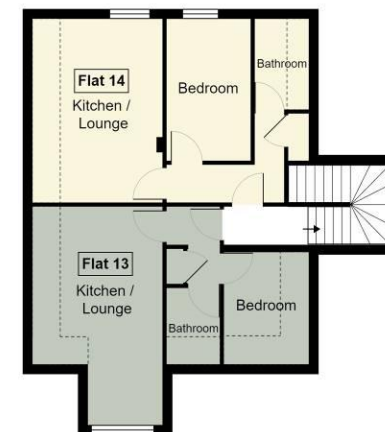
Basement



Ground Floor



First Floor



Second Floor

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Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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