



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedroom Period Apartment
- No Chain/Share of Freehold
- Top Floor Location
- Good Access to Town & Station
- Residents Parking
- Energy Efficiency Rating: D

Upper Grosvenor Road, Tunbridge Wells

£225,000

woodandpilcher.co.uk

Flat 5, 26 Upper Grosvenor Road, Tunbridge Wells, TN1 2EP

Being offered with no chain and located on the top floor of this attractive period building, this two bedroom apartment is set within the St. Johns quarter of Royal Tunbridge Wells close to the northern end of the town and equidistant from a choice of two mainline stations. The property itself offers well proportioned accommodation to include a good sized sitting room, kitchen/dining room complete with oven, hob and fridge/freezer. There are two double bedrooms, bathroom with white suite and electric storage radiator heating. Externally there is residents off road parking on a first come, first served basis and use of communal gardens to the rear. The property has been realistically priced to attract an early sale and is being offered with the benefit of share of freehold and full vacant possession.

The accommodation comprises. Communal entrance hall with stairs leading to the top floor. Private entrance door to:

ENTRANCE HALL:

Coat hanging space, entry phone, built-in cupboard containing a pre-lagged hot water tank with immersion heater for hot water.

SITTING ROOM:

Window to rear, storage radiator, power points, TV point, telephone point. Focal point fireplace, fitted shelving to alcove. Open doorway leads through to:

KITCHEN/DINING ROOM:

Fitted with a range of wall and base with work surfaces over. Enamel single drainer sink unit with mixer tap. Space for washer/dryer. Fitted electric oven and hob with filter hood above, freestanding fridge/freezer. Vinyl tile effect flooring, storage radiator, coved ceiling. Window to rear with fitted roller blind.

BEDROOM 1:

Storage radiator, power points. Window to front with fitted roller blind.

BEDROOM 2:

Storage radiator, power points. Window to front with fitted roller blind.



BATHROOM:

White suite comprising of a panelled bath with electric shower over, tiled shower area, low level WC, pedestal wash hand basin, mirrored wall cabinet, extractor fan. Window to front.

OUTSIDE FRONT:

There is a residents parking area on a first come, first served basis.

OUTSIDE REAR:

The property benefits from use of communal gardens to the rear.

SITUATION:

The property is located on the Upper Grosvenor Road in central Tunbridge Wells. It offers particularly good access to both the town centre and main line railway stations of High Brooms and Tunbridge Wells itself as well as an excellent mix of High Street stores and a range of primarily independent retailers and restaurants between Mount Pleasant and the Pantiles. The property is also approximate to both Grosvenor & Hilbert Park and the hidden gem that is Woodbury Park Mortuary Gardens. Tunbridge Wells has a number of sports and social societies and an excellent range of schools at primary, secondary, independent and grammar levels.

TENURE: Leasehold with a share of the Freehold

Lease - 999 years from 25 December 1983

Service Charge - currently £840.00 per year

No Ground Rent

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND: A

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

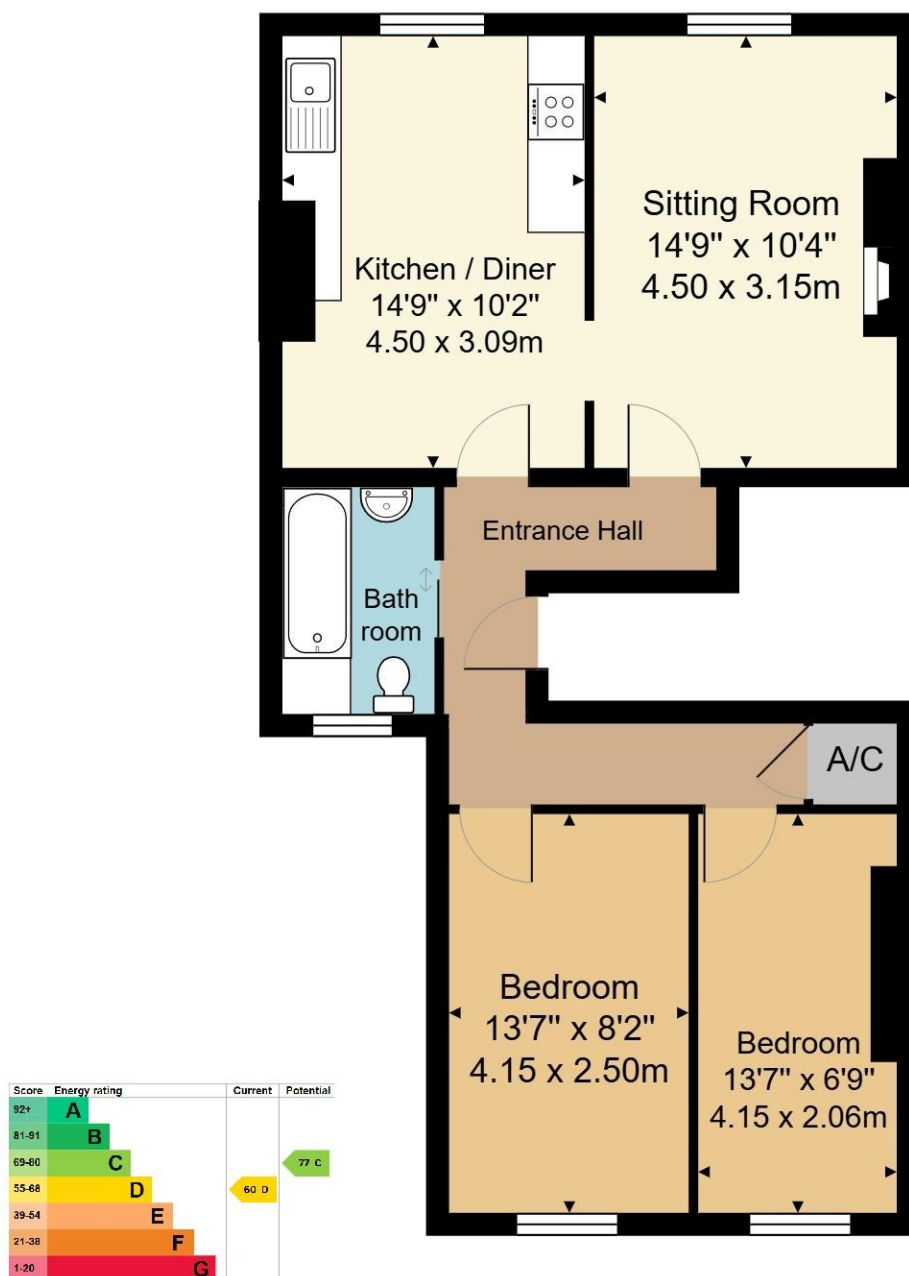
Mobile Phone Coverage search Ofcom checker

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

Services - Mains Water, Electricity & Drainage

Heating - Electric Storage Radiators





Approx. Gross Internal Area 659 ft² ... 61.2 m²

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.

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