



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Ground Floor Apartment
- One Spacious Bedroom
- No Onward Chain
- Private Courtyard Garden
- Off Road Parking Space
- Energy Efficiency Rating: D

Upper Grosvenor Road, Tunbridge Wells

£180,000

woodandpilcher.co.uk

Flat 4, 49 Upper Grosvenor Road, Tunbridge Wells, TN1 2DY

An attractive one bedroom garden/ground floor apartment with a small private courtyard garden and allocated parking space. The property forms part of a well maintained and presented detached Victorian house. Features include a good sized lounge with engineered wooden floors and French doors to the courtyard garden, good areas of exposed brickwork creating a 'loft apartment' feel, a large bedroom and an especially popular central Tunbridge Wells location.

This attractive property is likely to appeal to a wide number of buyers, be it investors, first time buyers or anybody seeking a secure 'lock up and leave property' central to town, with parking and garden.

The accommodation is as follows: Access is via a solid front door leading to:

RECEPTION HALL:

Carpet, entry phone, areas of fitted coat hooks, wall mounted thermostatic controls, inset LED spotlights to ceiling, meter box and doors leading to

BATHROOM:

Tiled floor, low level WC, pedestal wash hand basin with tiled splashback, extractor fan, panelled bath with part tiled walls and shower over with fitted glass shower screen, feature heated towel rail.

BEDROOM:

Carpet, space for double bed and associated bedroom furniture, two sash windows to side with fitted wooden venetian blinds, inset LED spotlights to ceiling, radiator, areas of exposed brickwork.

LOUNGE:

Exposed engineered wooden flooring, areas of exposed brickwork, inset LED spotlights to ceiling, cornicing, sash window to side with fitted wooden venetian blind, telephone point, double glazed French doors with fitted curtains to courtyard garden, television point, open to:

KITCHEN:

Fitted with a range of wall and base units with complementary work surface. Inset four ring 'Bosch' induction hob with extractor hood over and stainless steel splashback and integrated electric 'Blomberg' oven. Freestanding 'Bosch' washer/dryer. Integrated 'Bosch' larder fridge and integrated 'Neff' dishwasher. Inset stainless steel sink with mixer tap over, engineered wooden flooring, wall mounted boiler. Double glazed sash window to rear.



OUTSIDE REAR:

The property has the benefit of a single off road parking space to the rear of the property and the use of a low maintenance private courtyard garden set to herringbone brick with a brick retaining wall and gate to rear.

SITUATION:

The town centre is a very short walking distance away with its Royal Victoria Place Shopping Centre and Calverley Road pedestrianized precincts. The main line railway station at Tunbridge Wells, the Pantiles and the old High Street, are approximately 1 mile distant and offer a wide array of independent retailers and restaurants, many of which help to define Tunbridge Wells as the unique town it is. Furthermore, the vicinity enjoys good areas of greenery including St John's Park, Grosvenor and Hilbert recreation grounds and the historic Woodbury Park Cemetery. There are a number of well regarded schools including both primary, secondary, independent and grammar nearby.

TENURE:

Leasehold

Lease - 125 year from 29 September 2004

Service Charge - currently £816.00 per year including contribution to reserve fund

Ground Rent - £200.00 per year

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, Gas, Electricity & Drainage

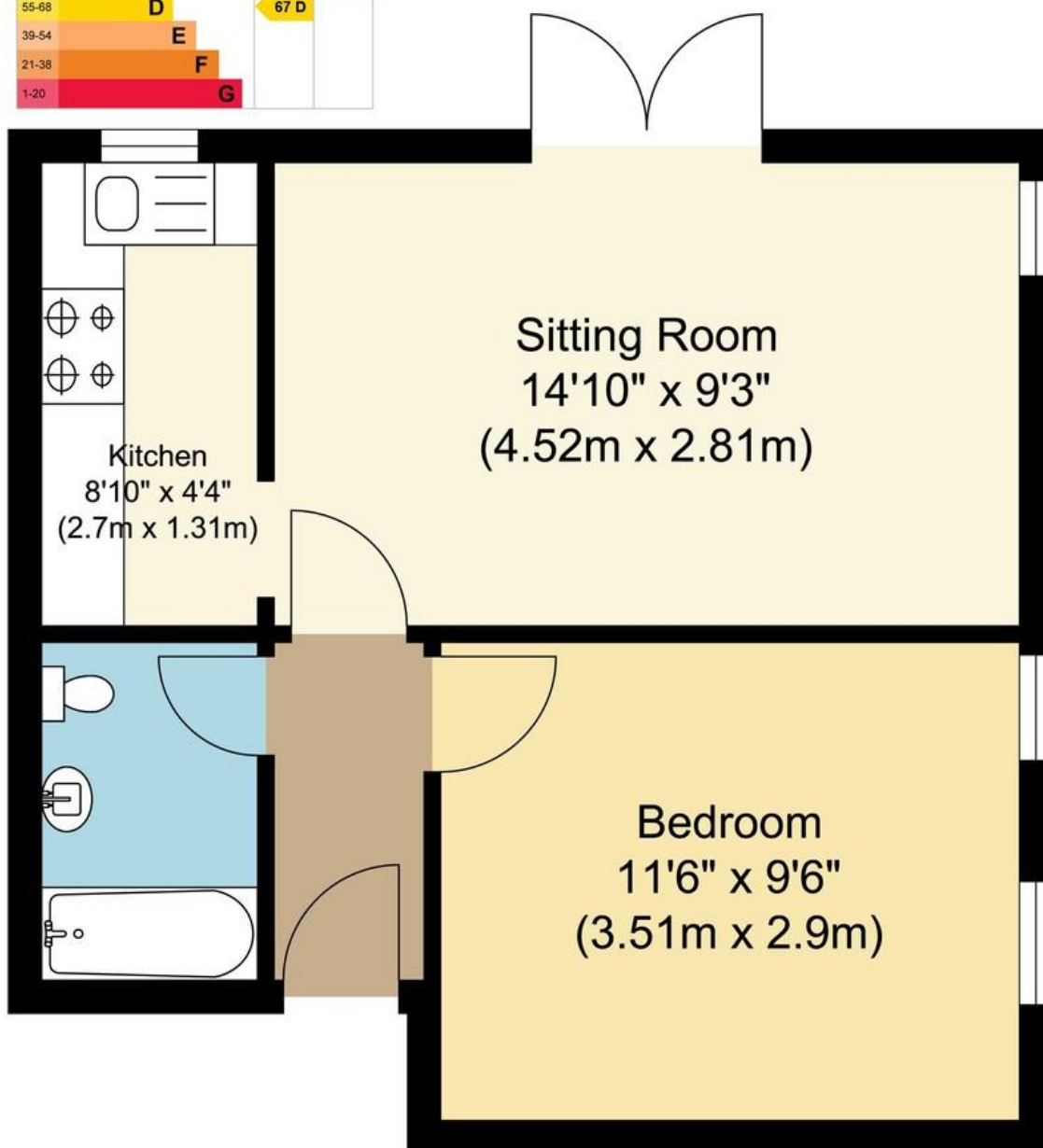
Heating - Gas Fired Central Heating

AGENTS NOTE:

Please note that the photographs used are library images and may not reflect the current condition or furnishings of the property. Prospective purchasers are advised to arrange a viewing to satisfy themselves as to the property's present appearance and condition.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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TOTAL APPROX. FLOOR AREA 349 SQ.FT. (32.40 SQ.M.)

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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 Southborough 01892 511311
 Tunbridge Wells 01892 511211
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 Associate London Office 02070 791568

