



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Ground Floor Apartment
- One Bedroom
- Beautifully Presented Throughout
- Communal Gardens
- Off Road Parking
- Energy Efficiency Rating: D

Upper Grosvenor Road, Tunbridge Wells

£205,000

woodandpilcher.co.uk

Flat 2, 143 Upper Grosvenor Road, Tunbridge Wells, TN1 2EB

We have no hesitation in recommending an internal inspection of this beautifully presented one bedroom ground floor apartment with features including, gas central heating, double glazing and attractive cafe style shutters fitted to the large forward facing bay window in the living space. The kitchen has been refitted to include an oven, hob, integrated washing machine and fridge. The contemporary shower room has a large walk-in shower with attractive wall tiling. Externally there is residents parking and use of a communal garden. Conveniently located midway between two stations and with easy access to the town and popular St. John's quarter of Royal Tunbridge Wells, this really is one home that would make an ideal first purchase or investment property.

Accommodation comprises, panelled entrance door to:

ENTRANCE HALL:

Private entrance door to entrance hall, coat hanging space.

SITTING ROOM:

A light and spacious living area with an attractive bay window fitted with cafe style shutters, wood flooring, picture and dado rails, part cornice to ceiling, large double radiator, media points, power points. Open aspect to:

KITCHEN:

Fitted with a range of high gloss white wall and base units with wood block work services over. Fitted oven and hob with filter hood above. Under worktop sink with a combination mixer tap/washing up spray. Integrated washing machine and fridge, tiling adjacent to the work surface, wood flooring, under cupboard lighting, wall mounted gas fired combination boiler. Window to side.

BEDROOM:

Single radiator, picture rail, power points. Window to side.

SHOWER ROOM:

White suite comprising of a large walk-in shower cubicle with plumbed in shower, oval wash hand basin with mixer tap and cupboard beneath, low level WC, towel rail/radiator, tiled floor and part tiled walls, extractor fan, under stairs storage cupboard.



OUTSIDE REAR:

To the rear of the property there are attractive communal gardens and an allocated parking space for a single vehicle.

SITUATION:

The property is located on Upper Grosvenor Road in central Royal Tunbridge Wells. It offers particularly good access to both the town centre and the main railway stations of Tunbridge Wells and High Brooms with its commuter service to London Charing Cross, as well as an excellent mix of primarily independent retailers and restaurants between Mount Pleasant and the Pantiles. The property is also approximate to Grosvenor and Hilbert parks. Tunbridge Wells has an excellent range of sports clubs including cricket, rugby and golf, as well as a host of social societies.

TENURE:

Leasehold with a share of the Freehold

Lease - Lease - 189 years from 24 June 1989

Service Charge - currently £1650.00 (including buildings insurance) 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:**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





Approx. Gross Internal Area 459 ft² ... 42.6 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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