

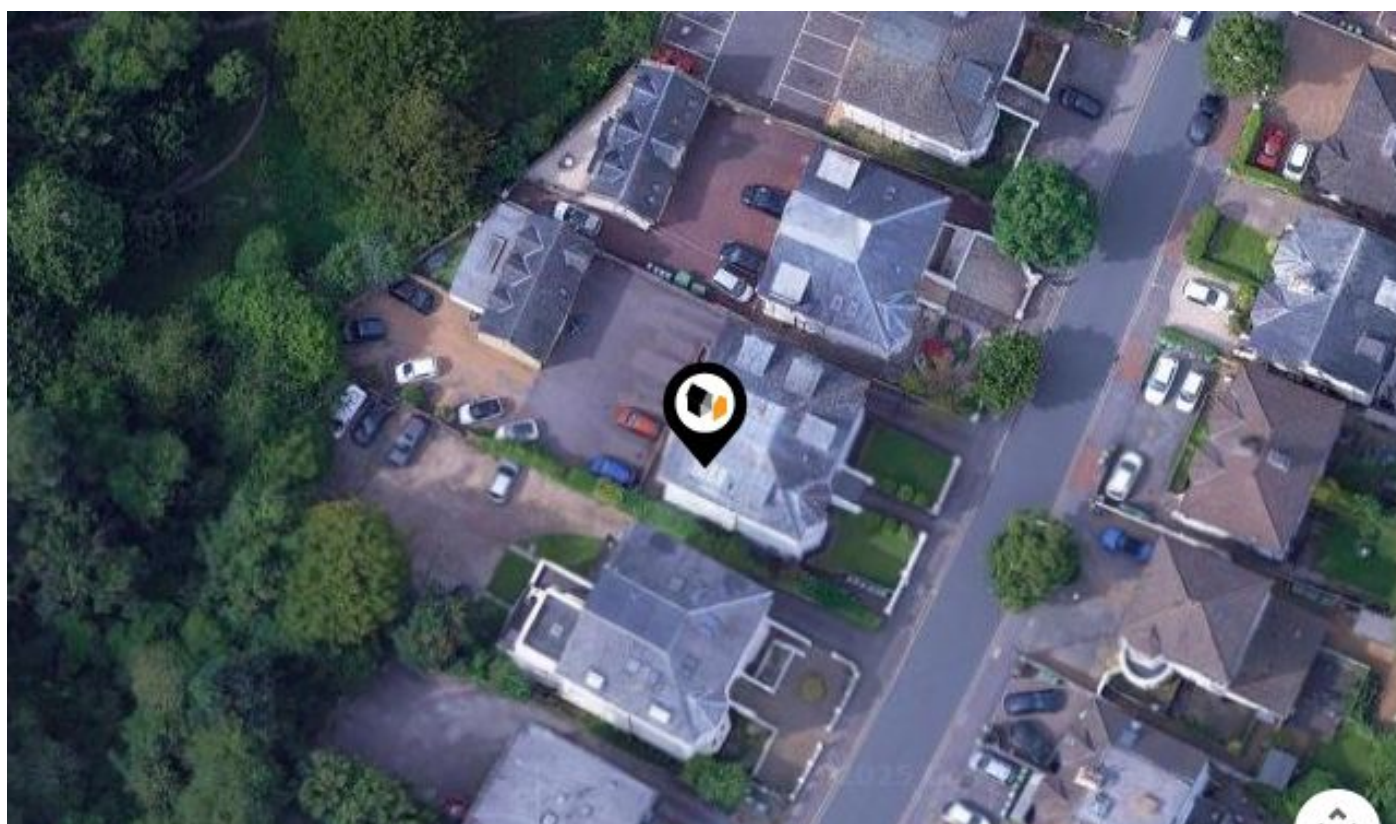


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 10th December 2025



49, UPPER GROSVENOR ROAD, ROYAL TUNBRIDGE WELLS, TN1

Martin & Co Tunbridge Wells

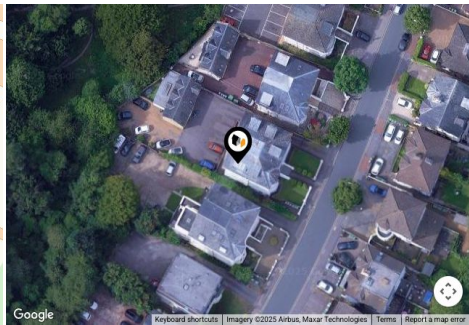
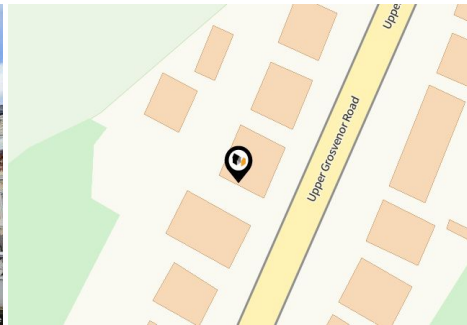
11 Vale Road Tunbridge Wells Kent TN1 1BS

01892 543856

david.rogers@martinco.com

www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells





Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	269 ft ² / 25 m ²
Year Built :	2005
Council Tax :	Band A
Annual Estimate:	£1,565

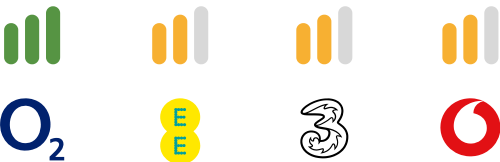
Local Area

Local Authority:	Kent
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	264 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)

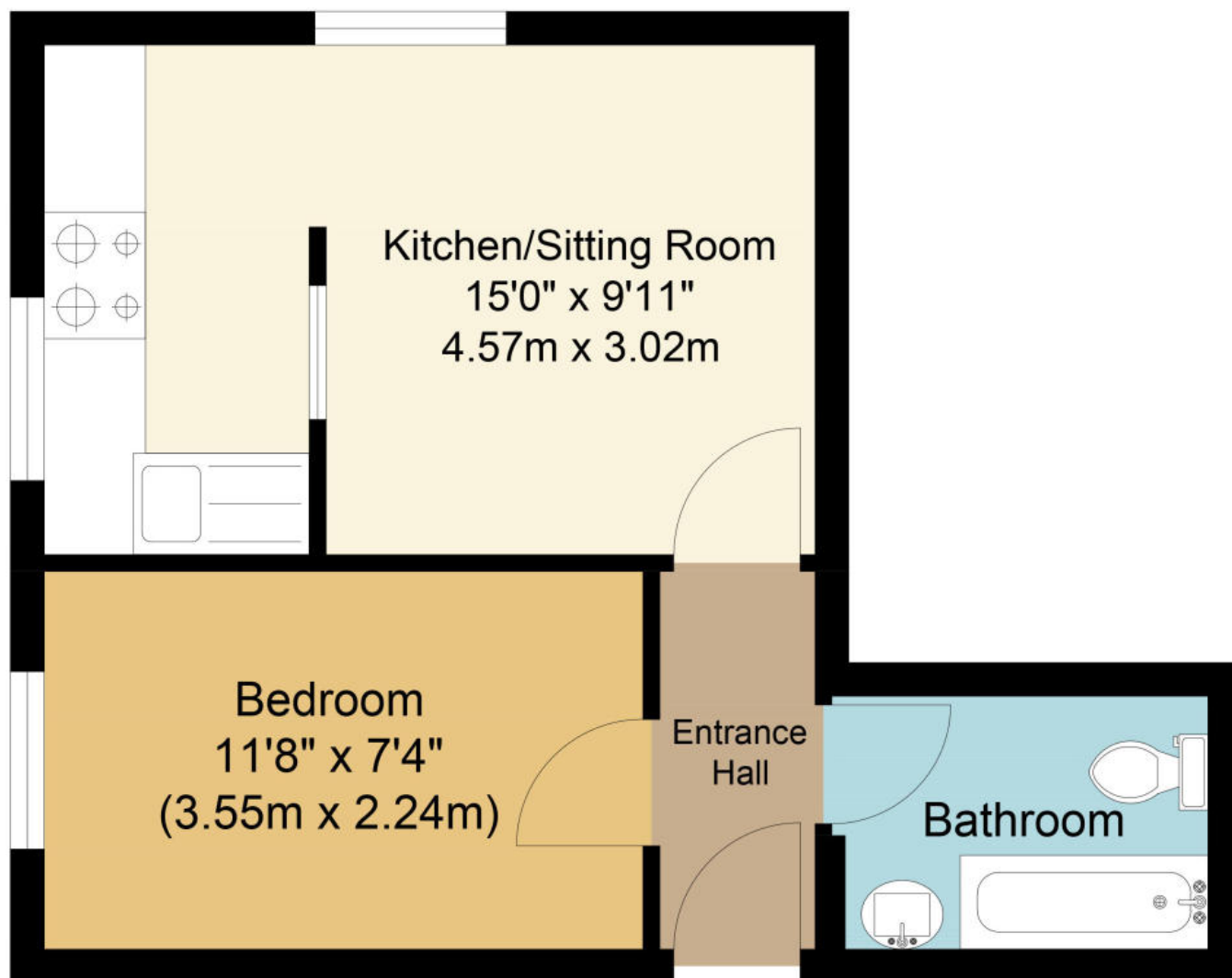


Satellite/Fibre TV Availability:





**49, UPPER GROSVENOR ROAD, ROYAL TUNBRIDGE
WELLS, TN1**



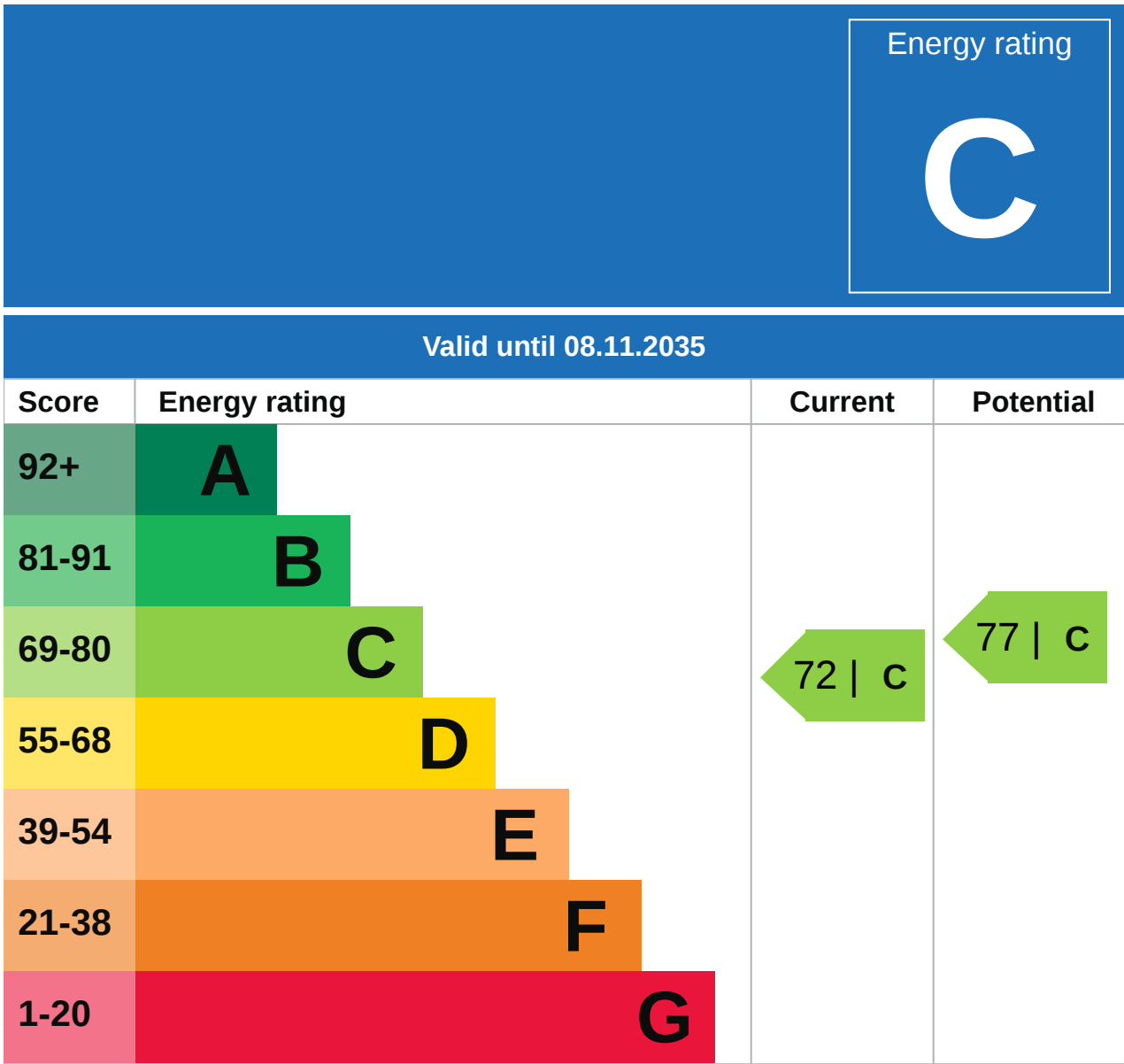
Flat 3, 49 Upper Grosvenor Road, Tunbridge Wells, TN1 2DY

Approx. Gross Internal Floor Area 300 sq. ft / 27.9 sq. m

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.

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

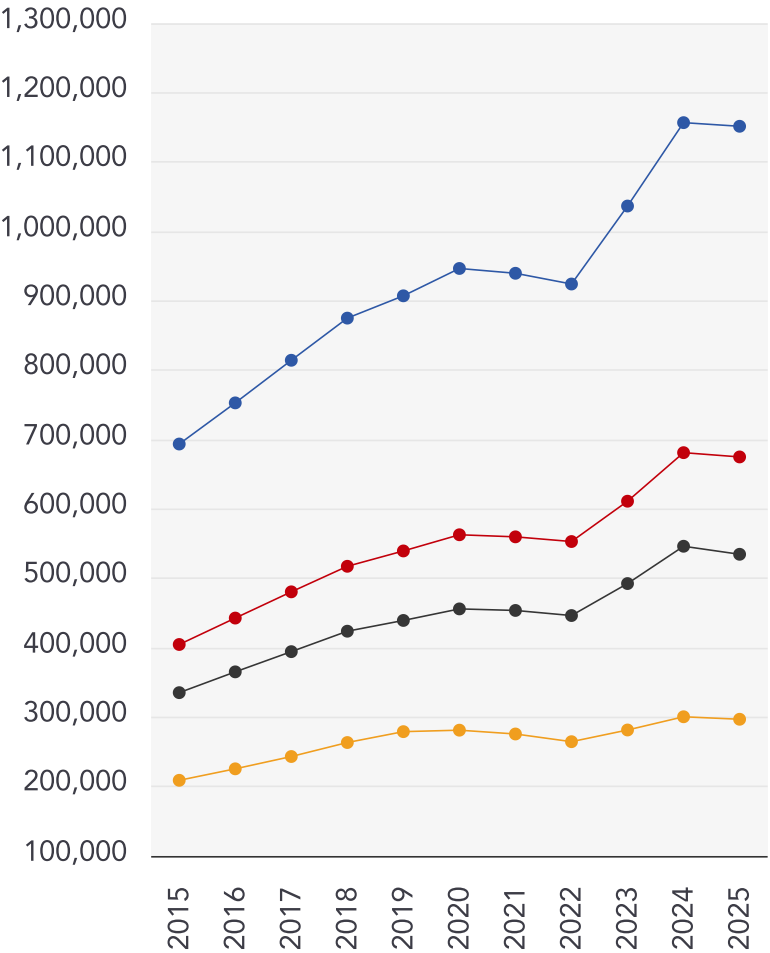
Vue Property Services Ltd



Additional EPC Data

Property Type:	Ground-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, partial insulation (assumed)
Walls Energy:	Solid brick, as built, partial insulation (assumed)
Roof:	(another dwelling above)
Roof Energy:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	25 m ²

10 Year History of Average House Prices by Property Type in TN1



Detached

+66.01%

Semi-Detached

+66.77%

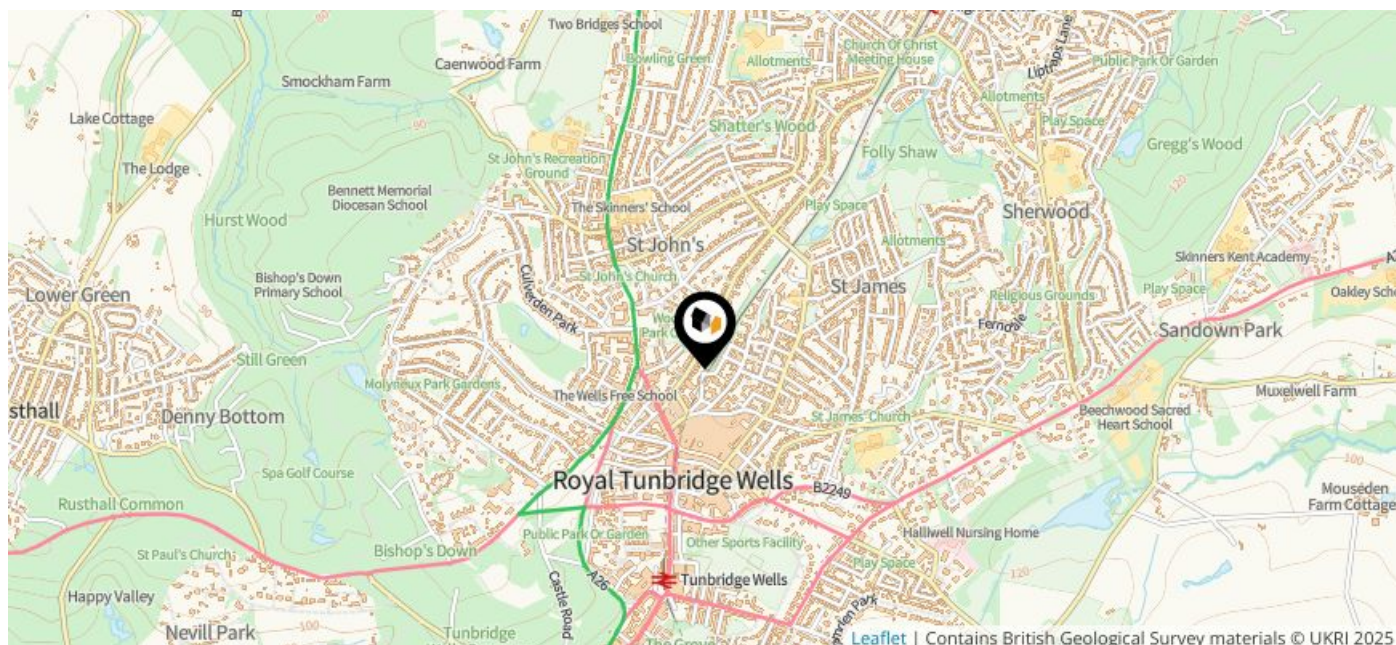
Terraced

+59.45%

Flat

+42.08%

This map displays nearby coal mine entrances and their classifications.



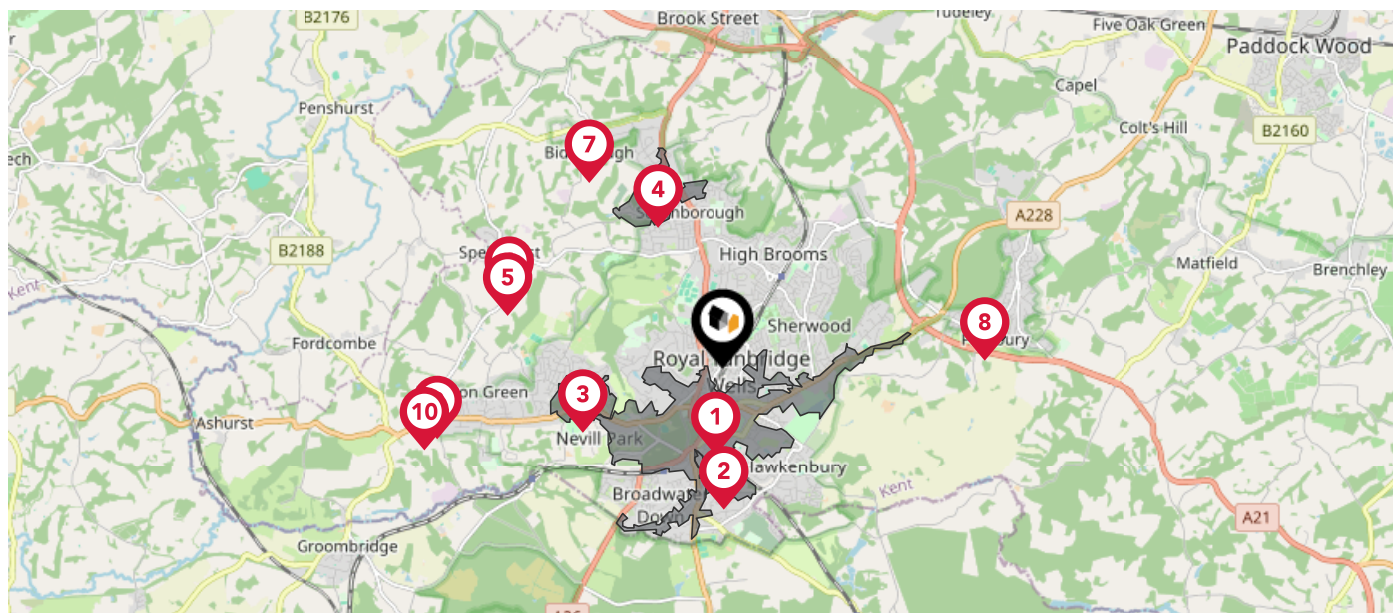
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

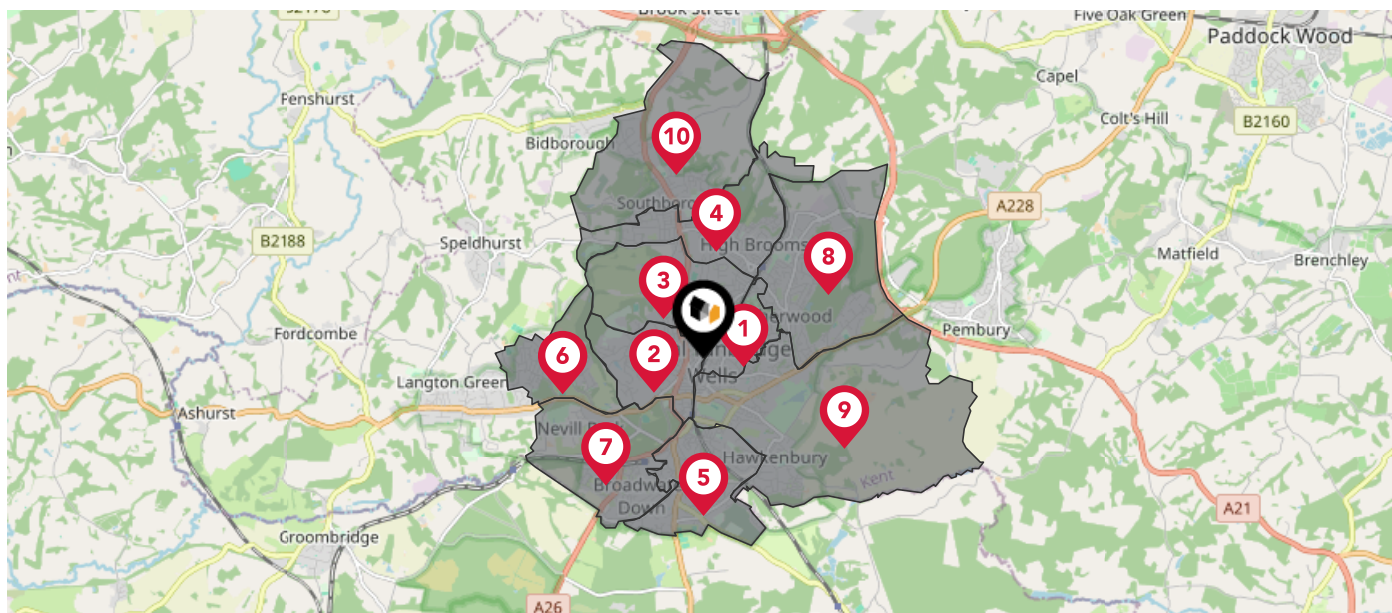
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Tunbridge Wells Conservation Area
- 2 Madeira Park & Warwick Park Conservation Area
- 3 Rusthall Conservation Area
- 4 Southborough Conservation Area
- 5 Speldhurst Conservation Area
- 6 Speldhurst Conservation Area
- 7 Bidborough Conservation Area
- 8 Pembury Conservation Area
- 9 Langton Green Conservation Area
- 10 Langton Green Conservation Area

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



St. James' Ward



Culverden Ward



St. John's Ward



Southborough and High Brooms Ward



Pantiles and St. Mark's Ward



Rusthall Ward



Broadwater Ward



Sherwood Ward

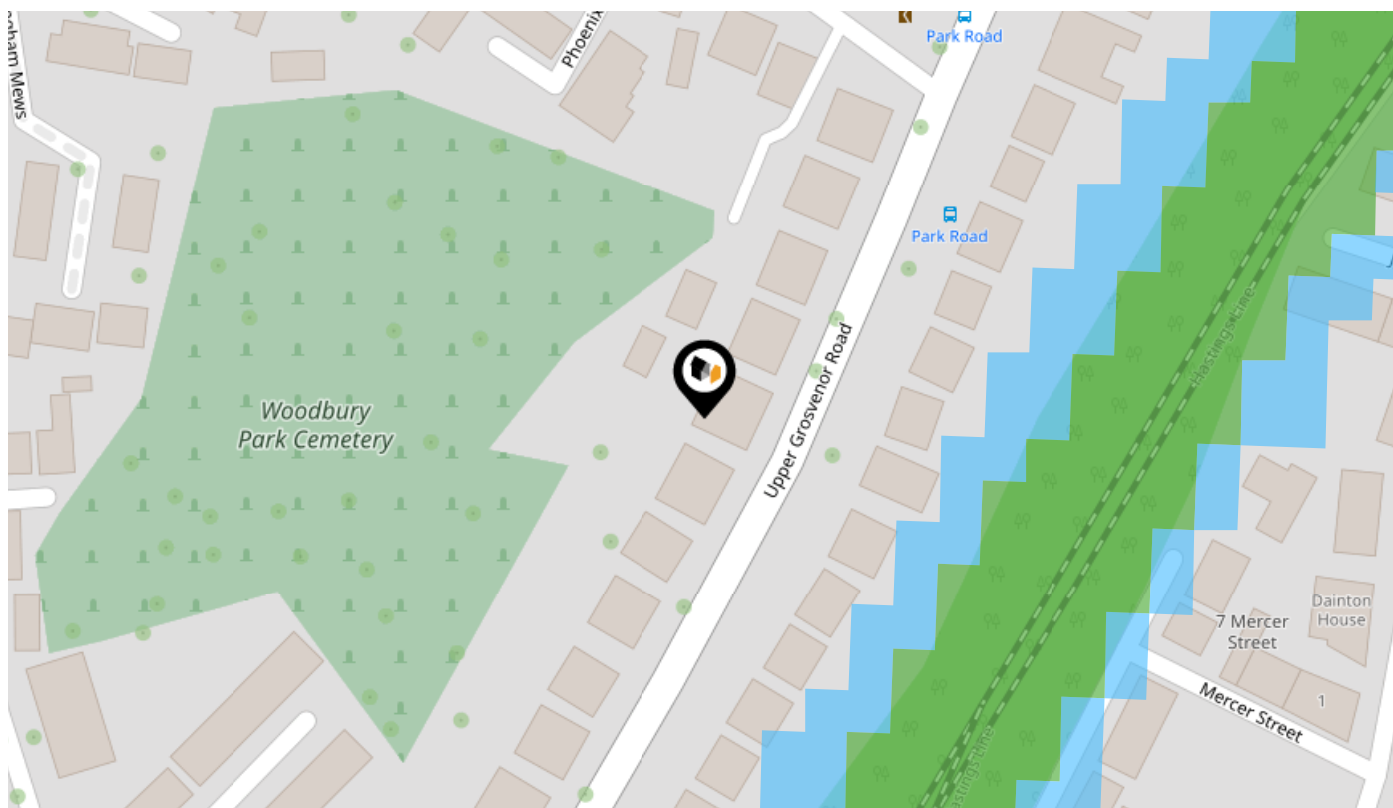


Park Ward



Southborough North Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...








Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

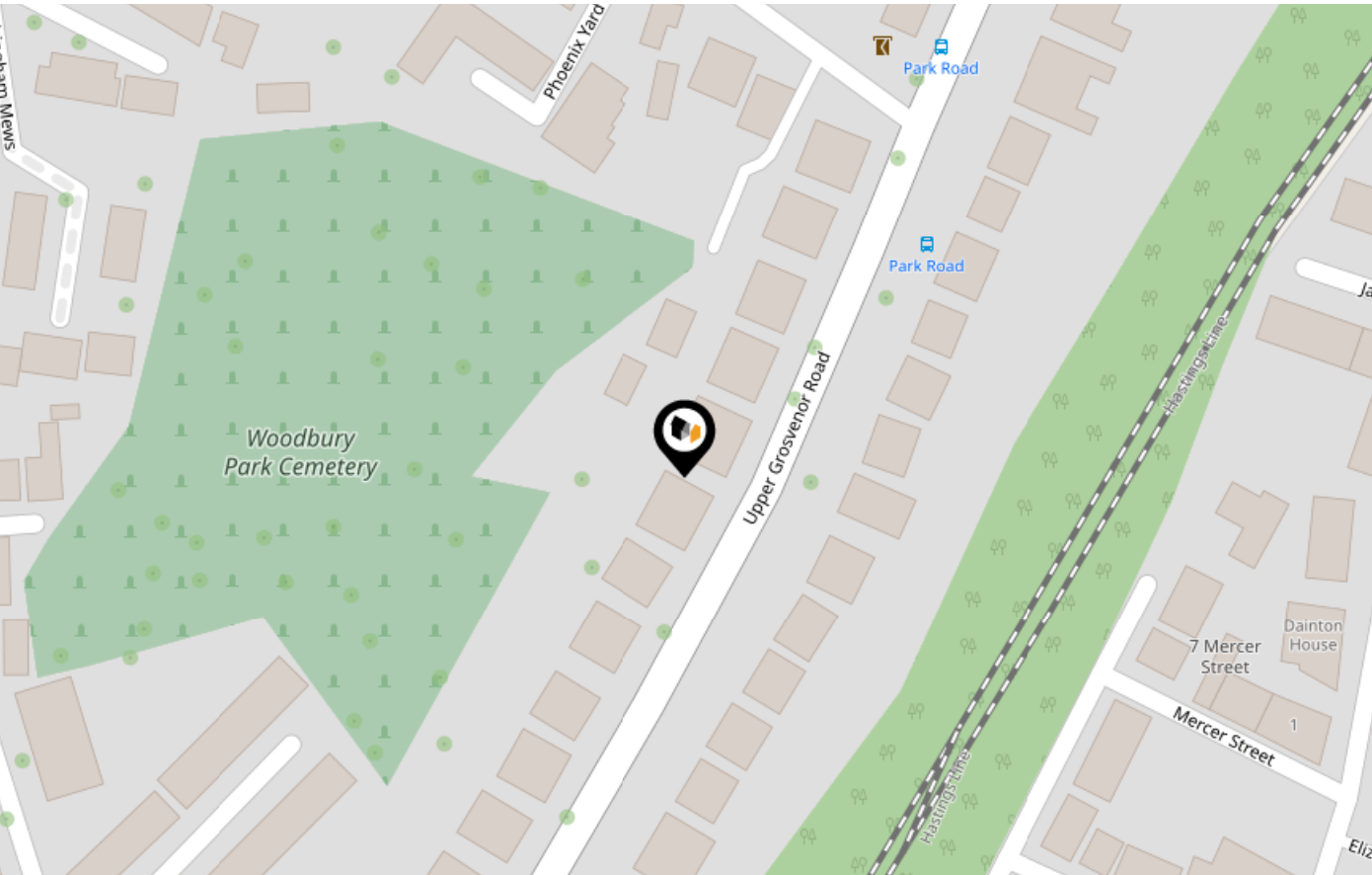
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

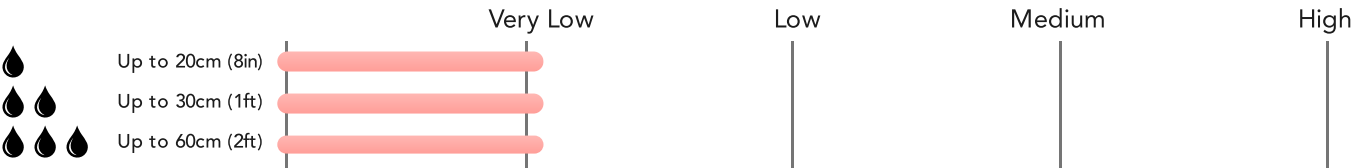


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

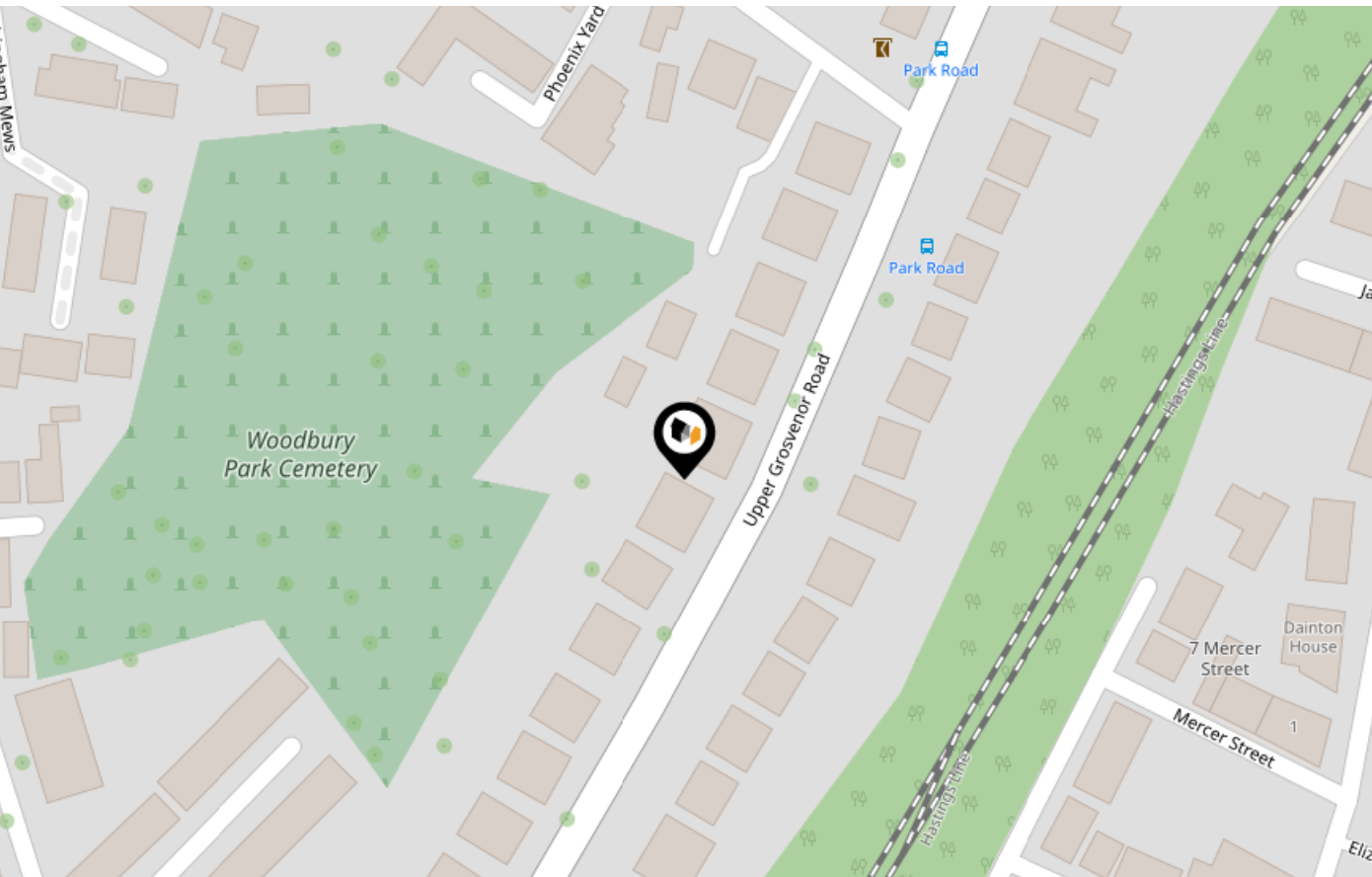
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

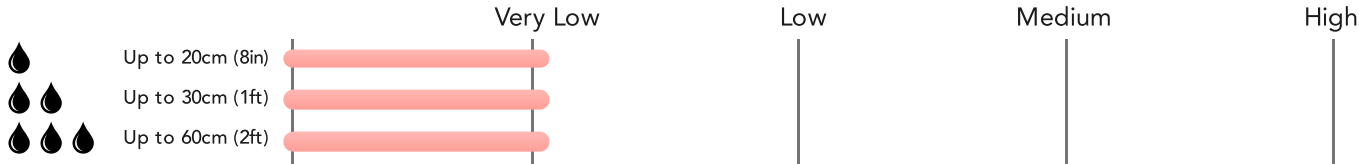


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

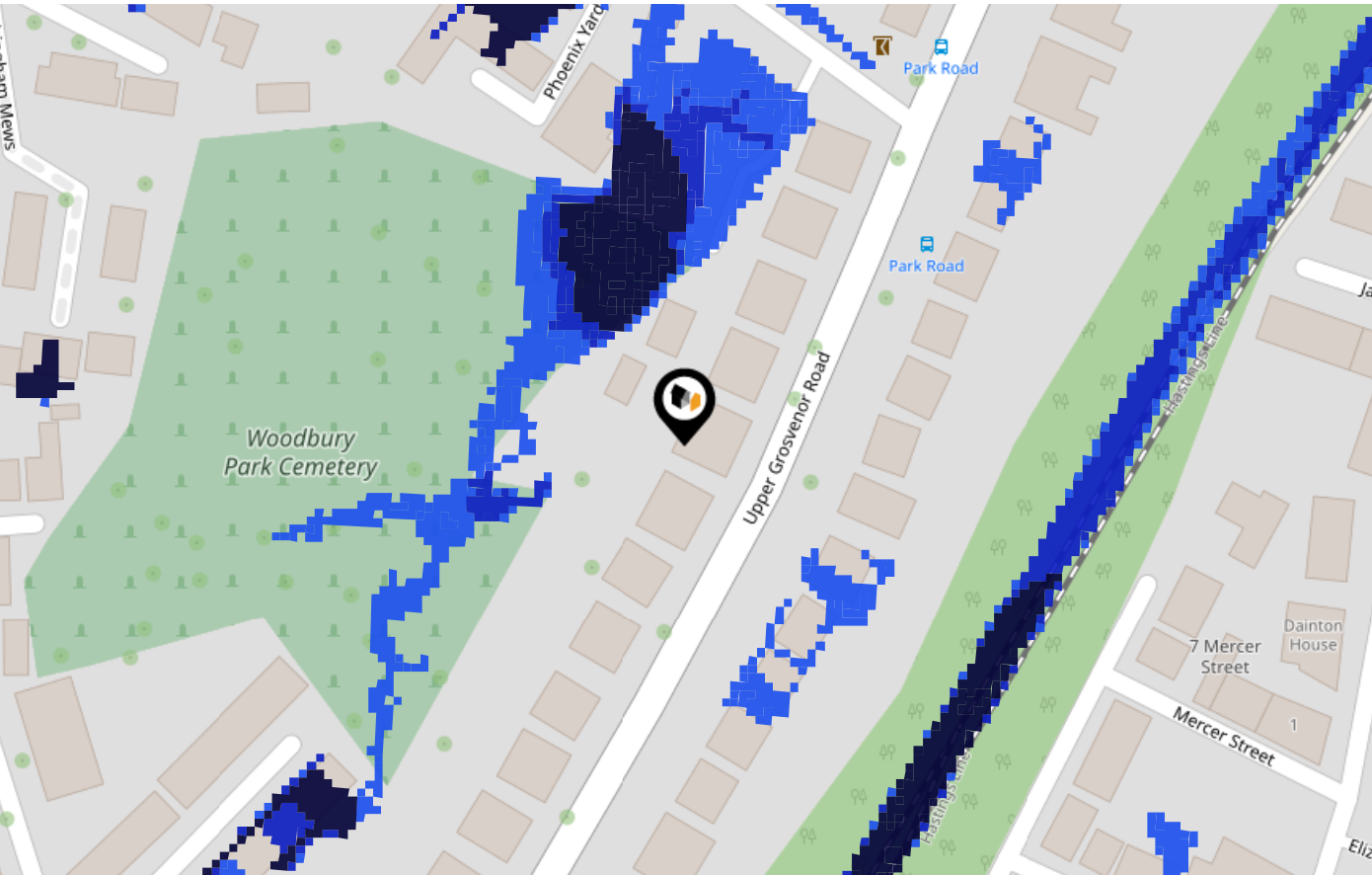
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

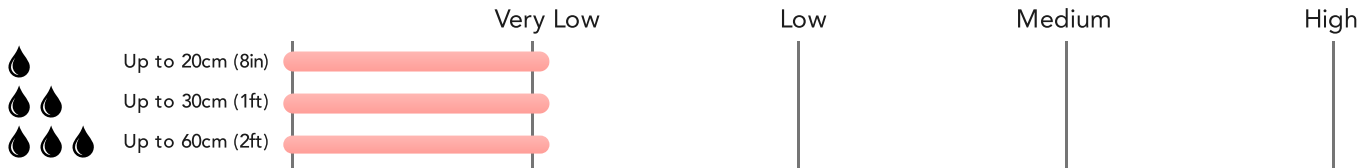


Risk Rating: Very low

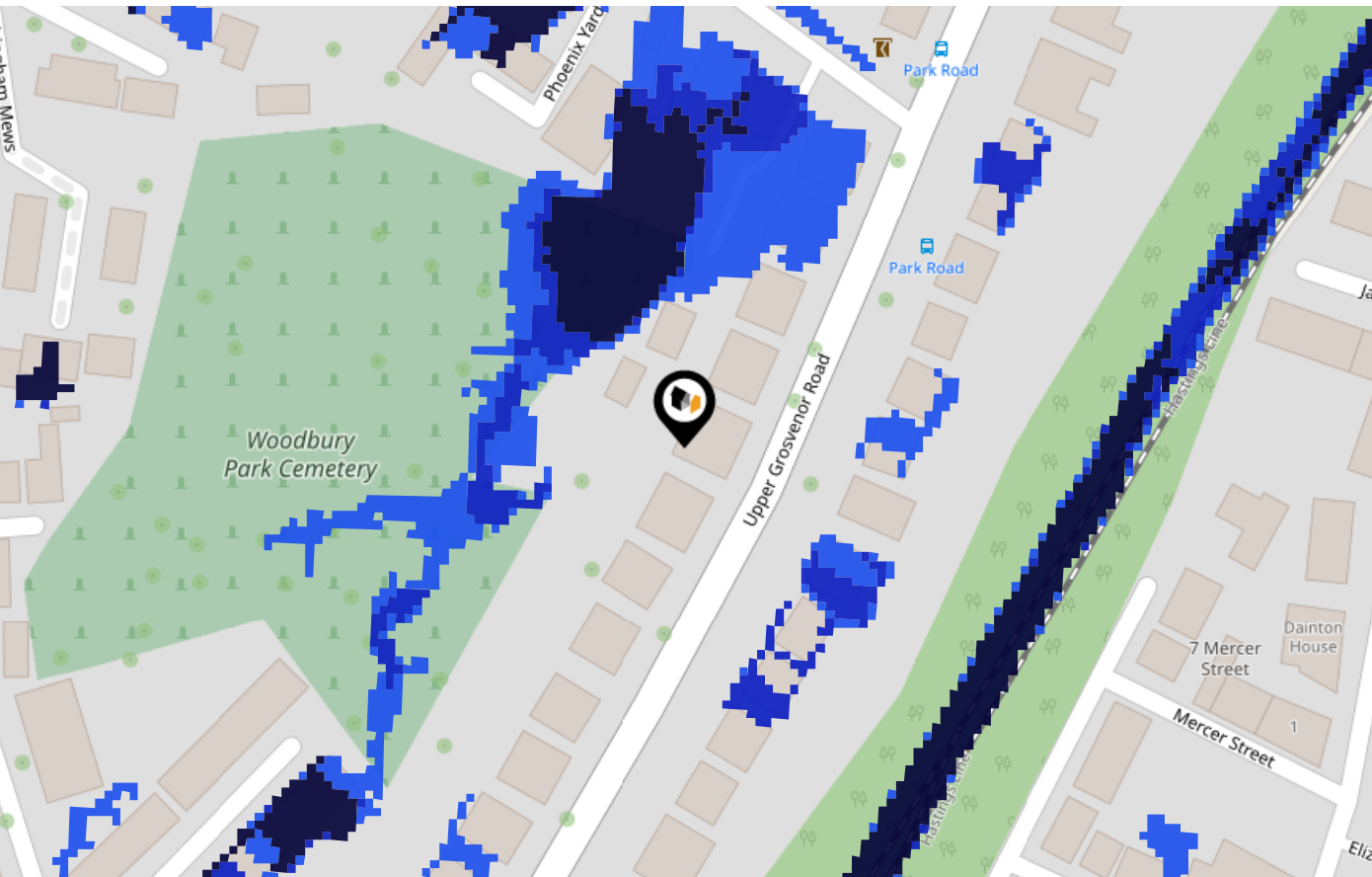
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

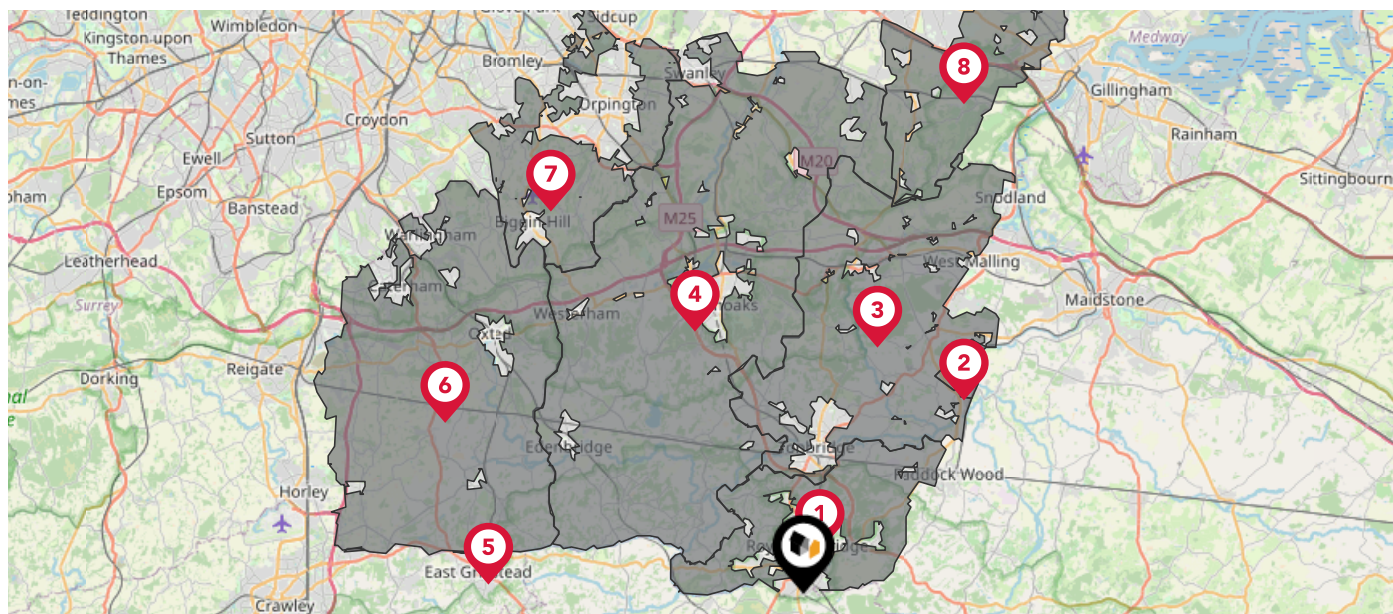
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



London Green Belt - Tunbridge Wells



London Green Belt - Maidstone



London Green Belt - Tonbridge and Malling



London Green Belt - Sevenoaks



London Green Belt - Mid Sussex



London Green Belt - Tandridge

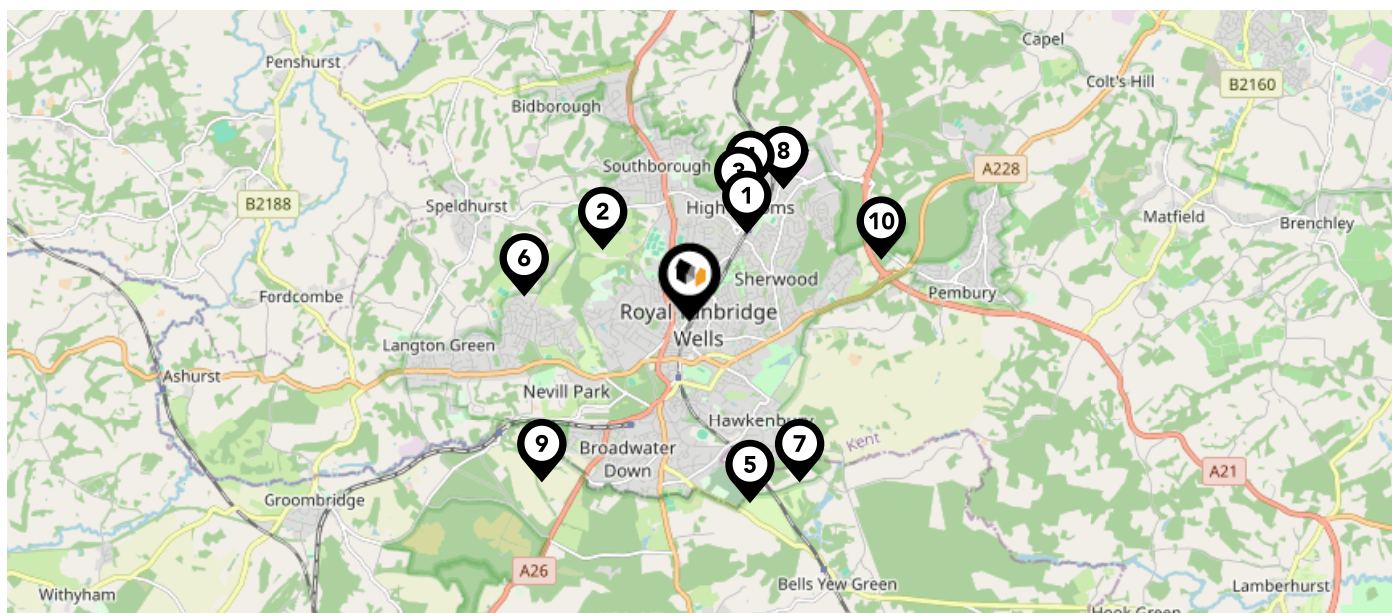


London Green Belt - Bromley



London Green Belt - Gravesham

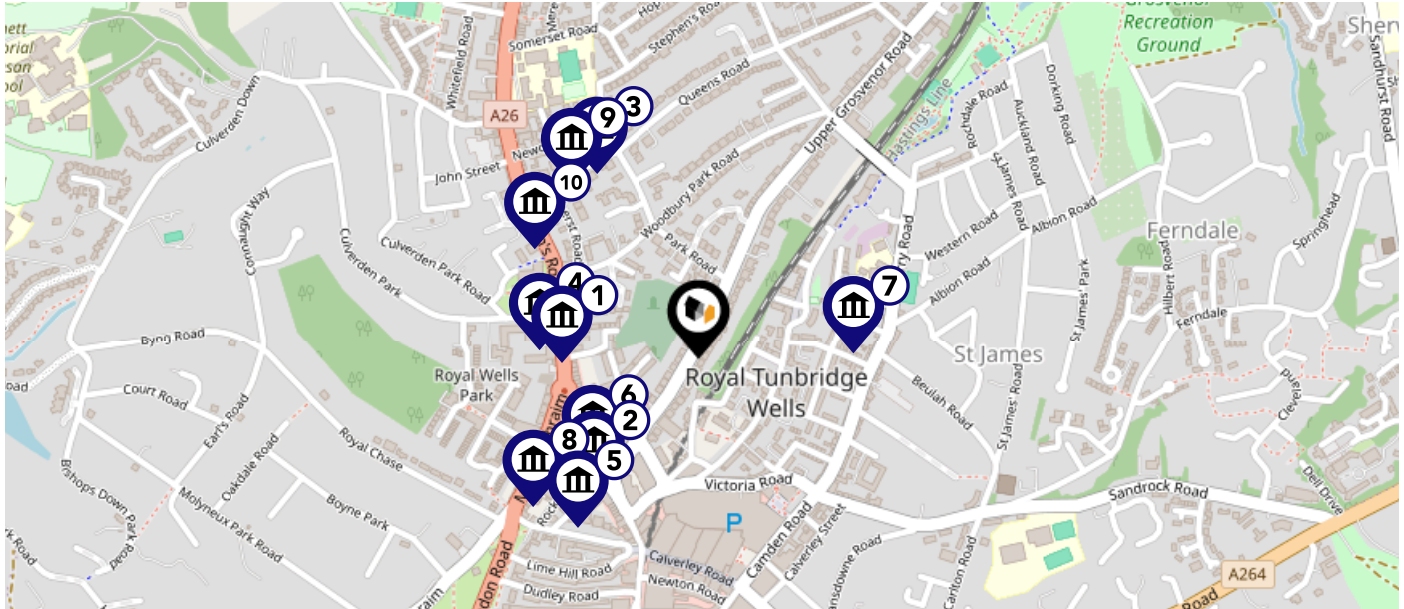
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



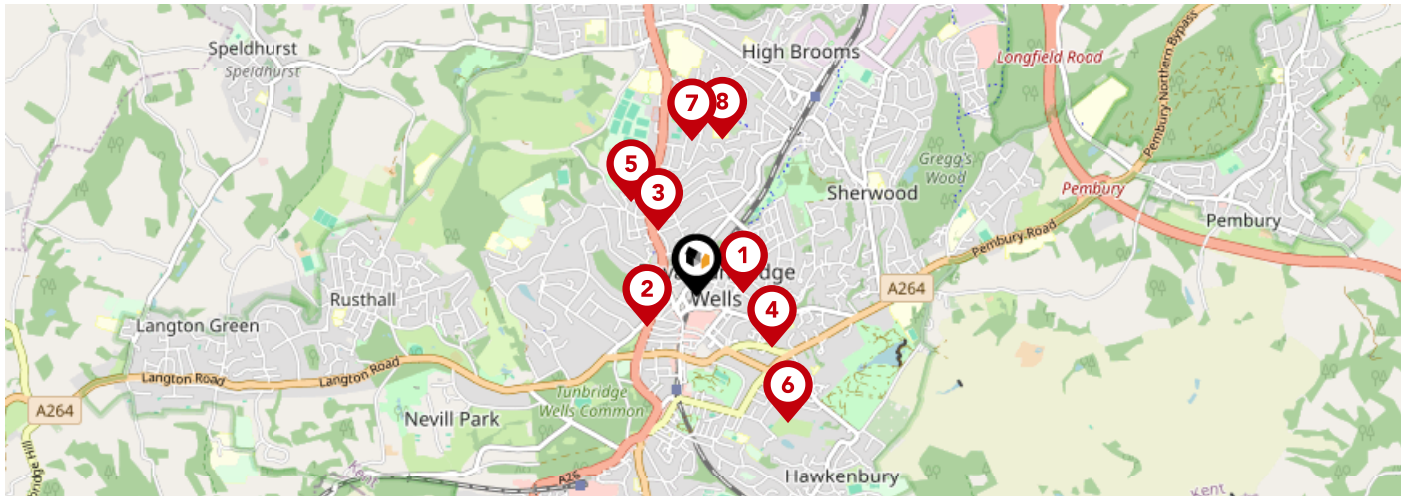
Nearby Landfill Sites

1	Chapmans Quarry-Chapman Way, High Brooms Industrial Park, Tunbridge Wells, Kent	Historic Landfill	
2	Southborough-Broomhill Road, Southborough, Tunbridge Wells, Kent	Historic Landfill	
3	Highbrooms-Powder Mill Lane, Southborough, Tunbridge Wells, Kent	Historic Landfill	
4	Barnetts-Off Powder Mill Lane, High Brooms, Tunbridge Wells, Kent	Historic Landfill	
5	Little Mount Farm-Benhall Mill Road, Frant	Historic Landfill	
6	Harwarton Farm-Off Lower Green Road, Rusthall, Tunbridge Wells, Kent	Historic Landfill	
7	Tutty's Hawkenbury-Hawkenbury Road, Hawkenbury, Kent	Historic Landfill	
8	North Farm-North Farm Lane, High Brooms, Tunbridge Wells, Kent	Historic Landfill	
9	Spratsbrook Farm-Ramslye, East Sussex	Historic Landfill	
10	Sandhill Quarry-Pembury, Tunbridge Wells, Kent	Historic Landfill	

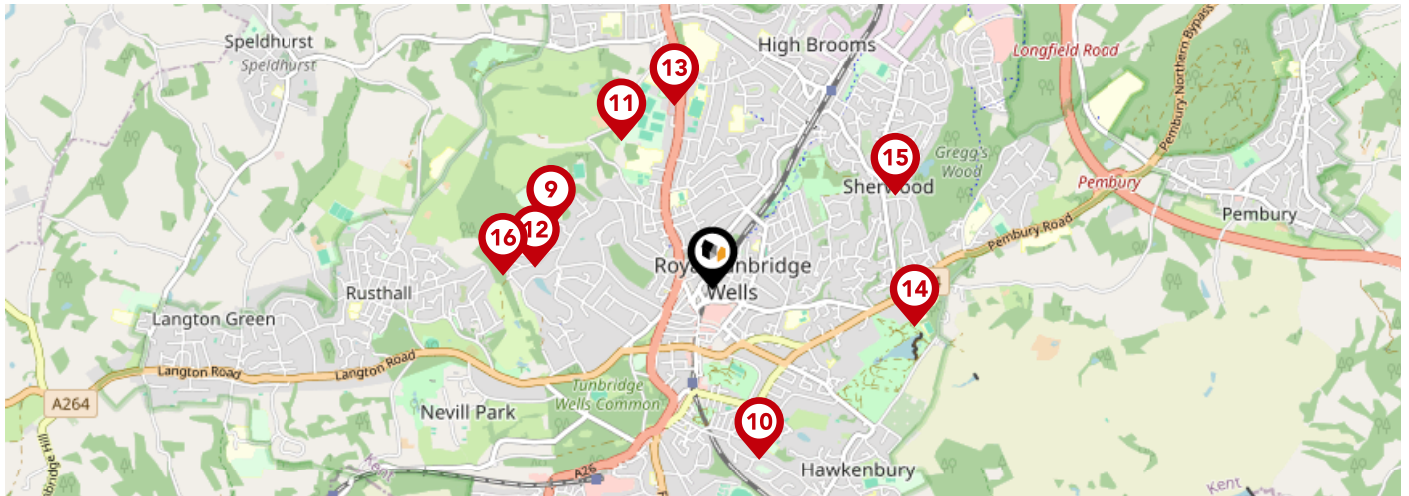
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1338859 - 32 And 34, St John's Road	Grade II	0.1 miles
	1266810 - 58, Grosvenor Road	Grade II	0.2 miles
	1431344 - Nos. 26 And 28 Newcomen Road	Grade II	0.2 miles
	1084411 - Canon Hoare Memorial	Grade II	0.2 miles
	1084468 - Hanover Strict Baptist Chapel	Grade II	0.2 miles
	1084499 - Grosvenor Lodge	Grade II	0.2 miles
	1338860 - Parish Church Of St Barnabas	Grade II	0.2 miles
	1084451 - 17-21, Mount Ephraim	Grade II	0.2 miles
	1431339 - Nos. 18 And 20 Newcomen Road	Grade II	0.2 miles
	1065904 - Church Of St John	Grade II	0.2 miles



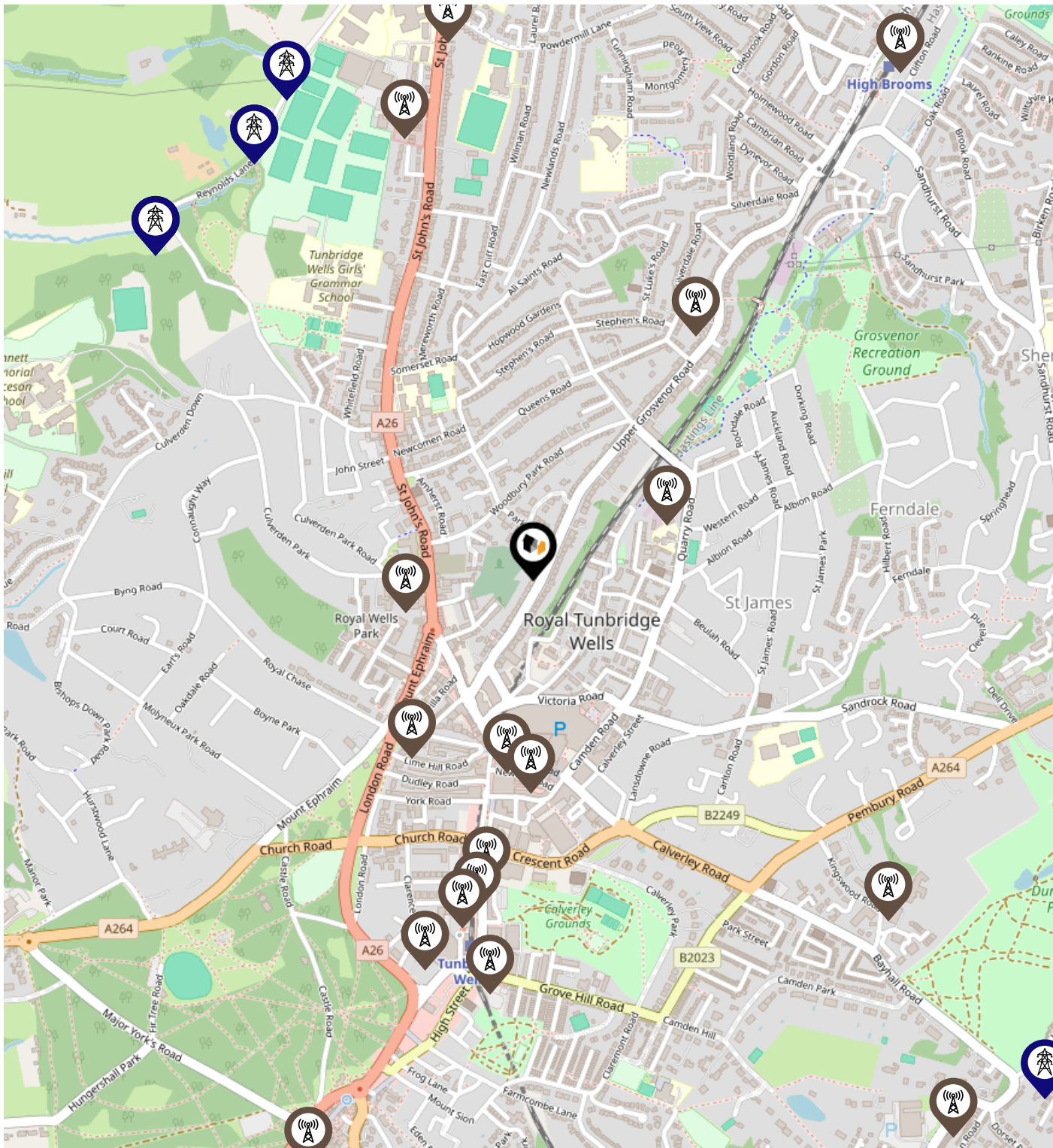
		Nursery	Primary	Secondary	College	Private
1	St Barnabas CofE VA Primary School Ofsted Rating: Good Pupils: 204 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Wells Free School Ofsted Rating: Good Pupils: 210 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Skinners' School Ofsted Rating: Good Pupils: 1118 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St James' Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 629 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Tunbridge Wells Girls' Grammar School Ofsted Rating: Outstanding Pupils: 1042 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Peter's Church of England Primary School Ofsted Rating: Outstanding Pupils: 210 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 273 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St John's Church of England Primary School Ofsted Rating: Good Pupils: 630 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Bennett Memorial Diocesan School Ofsted Rating: Outstanding Pupils: 1897 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Claremont Primary School Ofsted Rating: Good Pupils: 436 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Gregory's Catholic School Ofsted Rating: Outstanding Pupils: 1313 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rose Hill School Ofsted Rating: Not Rated Pupils: 242 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tunbridge Wells Grammar School for Boys Ofsted Rating: Good Pupils: 1730 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beechwood School Ofsted Rating: Not Rated Pupils: 354 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Temple Grove Academy Ofsted Rating: Good Pupils: 197 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishops Down Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 224 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

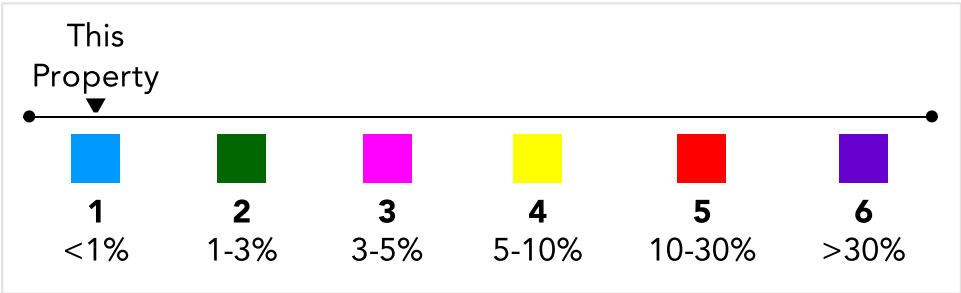
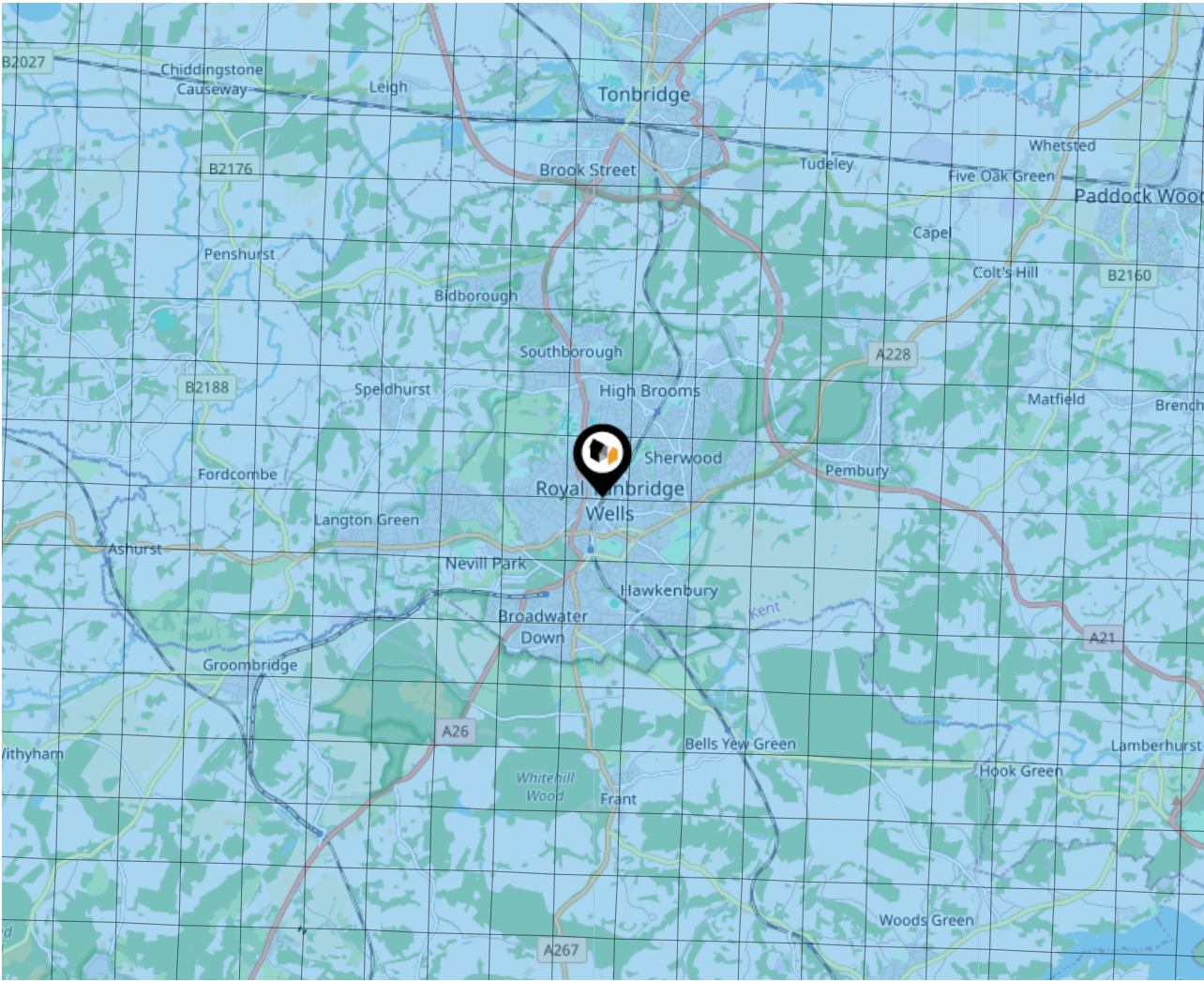


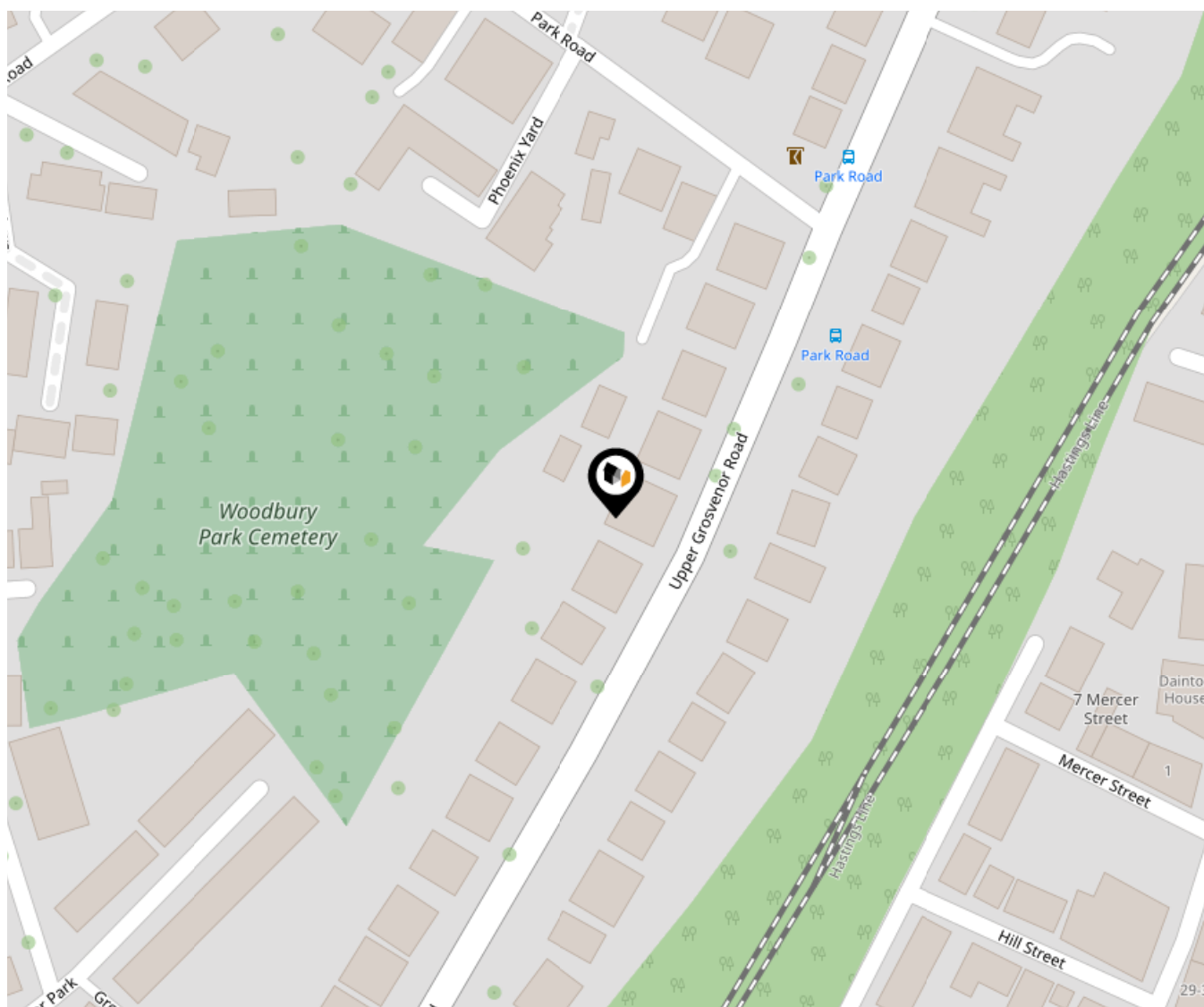
Key:

-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).





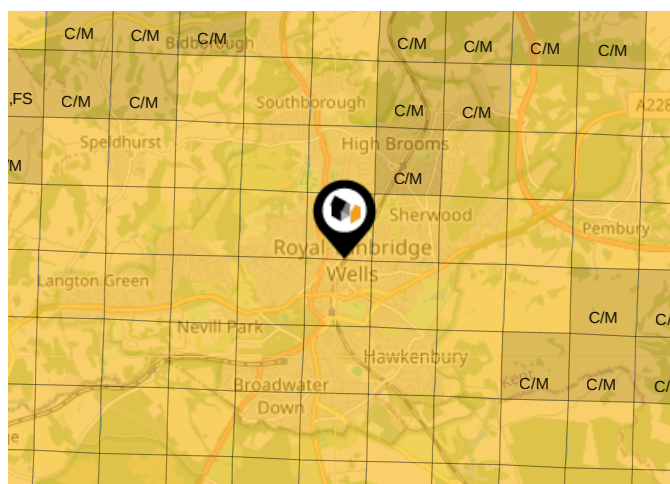
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

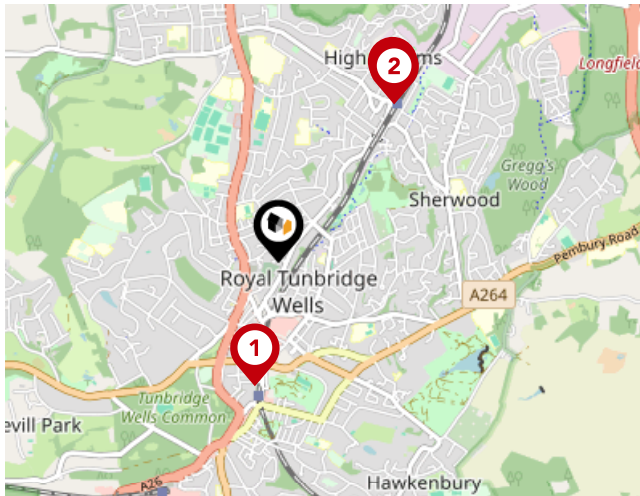
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



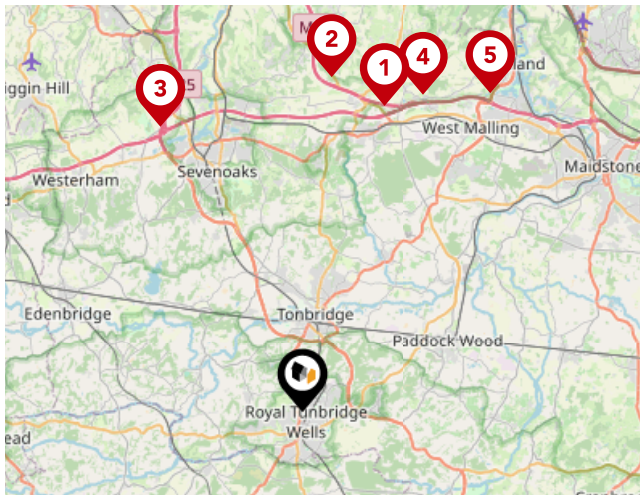
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess



National Rail Stations

Pin	Name	Distance
1	Tunbridge Wells Rail Station	0.58 miles
2	High Brooms Rail Station	0.91 miles
3	High Brooms Rail Station	0.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M26 J2A	11.72 miles
2	M20 J2	12.43 miles
3	M25 J5	11.83 miles
4	M20 J3	12.59 miles
5	M20 J4	13.7 miles

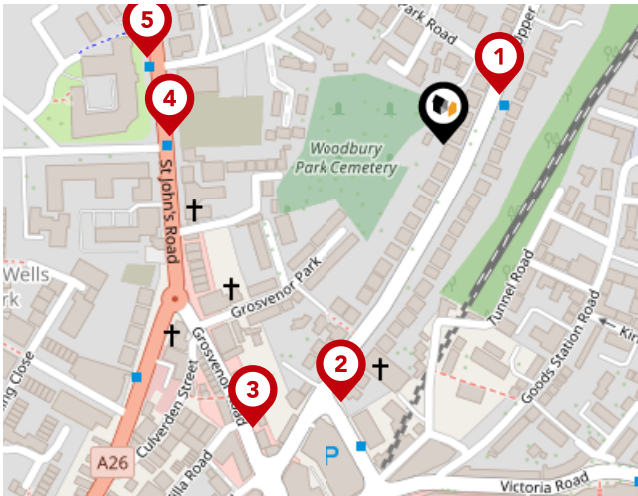


Airports/Helipads

Pin	Name	Distance
1	Leaves Green	16.78 miles
2	Silvertown	26.9 miles
3	Gatwick Airport	18.67 miles
4	Lydd Airport	31.75 miles

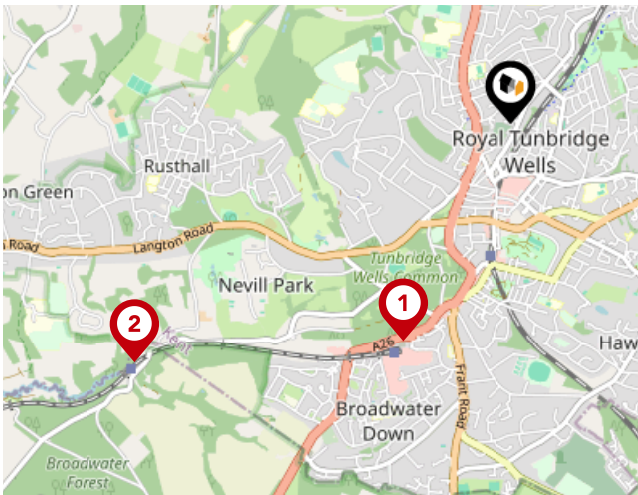
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Park Road	0.04 miles
2	Meadow Road	0.16 miles
3	Grosvenor Road	0.2 miles
4	Woodbury Park Road	0.16 miles
5	Woodbury Park Road	0.18 miles



Local Connections

Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	1.13 miles
2	High Rocks (Spa Valley Railway)	2.08 miles



Ferry Terminals

Pin	Name	Distance
1	West Street Pier	21.68 miles
2	Woolwich Arsenal Pier	26.07 miles
3	Newhaven Harbour Ferry Terminal	25.77 miles



Martin & Co Tunbridge Wells

Here at Martin & Co Tunbridge Wells, we're proud to have been providing specialist advice and guidance across all areas of the residential property market to the communities of Tunbridge Wells, Southborough, Rusthall, Langton Green, Crowborough, and Pembury since 2009.

Franchisee David Rogers brings over thirty years' experience within the industry, encompassing everything from estate agency and property management, to new build development, and is a member of the Association of Residential Lettings Agency (ARLA) and the National Association of Estate Agents (NAEA).

Testimonial 1



We dealt with David from Martin and Co, when we were buying our family home during this pandemic. Despite David representing the seller and not us, we were impressed with David's efficiency, politeness and understanding of people. I feel with David's help, the purchase went much smoother and the process was much quicker than we expected. David is very professional and prompt in dealing with any query you have.

Testimonial 2



Happy to vouch for Martin & Co as both Sales and Lettings. Managed the renting of my property very well. David and the rest of his team were always available and quick to respond. Would definitely highly recommend. Personalized property portal for managing the rental very efficient. Same applies to sales.

Testimonial 3



We had a fantastic experience with Martin & Co in Tunbridge Wells. We were impressed by their reasonable rates, quick responses and the efforts which they went to in marketing our property – the 360 degree photo tour which they created was fantastic. A huge bonus for us is that Martin & Co don't try to sell financial products, which means that their only motivation is to sell the property to the best buyer. A big thank you to David for all your hard work.



/Martin-Co-Tunbridge-Wells



/mac_tunbridge_w

Martin & Co Tunbridge Wells

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Martin & Co Tunbridge Wells

11 Vale Road Tunbridge Wells Kent TN1

1BS

01892 543856

david.rogers@martinco.com

www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells

