CLARIDGE HOUSE, UPPER GROSVENOR ROAD

TUNBRIDGE WELLS - GUIDE PRICE £150,000 - £160,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

Flat 15, Claridge House
Upper Grosvenor Road, Tunbridge Wells, TN1 2ED

Entrance Hallway - Sitting Room - Bedroom - Kitchen - Bathroom - Allocated Parking Space - Communal Gardens

A chain free one bedroom apartment situated on Upper Grosvenor Road in Tunbridge Wells in need of some updating, close to local shops and High Brooms railway station.

Communal entrance door to first floor. door to:

ENTRANCE HALLWAY:
Entry phone system, two storage cupboards.

SITTING ROOM:
Coved ceiling, double glazed bay window to front.

BEDROOM:
Coved ceiling, dado rail, sliding mirror fronted wardrobes. double glazed bay window to front.

KITCHEN:
Fitted with a range of grey high gloss wall and base units with worktops over. Stainless steel sink unit with mixer tap. Part tiled walls, splashbacks, coved ceiling. Built-in electric oven with halogen hob.

BATHROOM:
Panel enclosed bath with wall mounted 'Triton' electric shower, push flush low level WC, wash hand basin, coving to ceiling extractor fan, tiled walls, wood effect flooring.

OUTSIDE:
The property benefits from the use of an allocated parking pace and communal gardens.

SITUATION:
The property is located on Upper Grosvenor Road in central Tunbridge Wells. It offers particularly good access to both the town centre and mainline railway stations of High Brooms and Tunbridge Wells itself as well as an excellent mix of High Street stores and a range of primary independent retailers and restaurants between Mount Pleasant and the Pantiles. The property is also approximate to both Grosvenor and 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
Lease - 125 years from 24 June 1991
Service Charge - currently £1560.00 per year
Ground Rent - currently £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:
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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 - Currently no heating

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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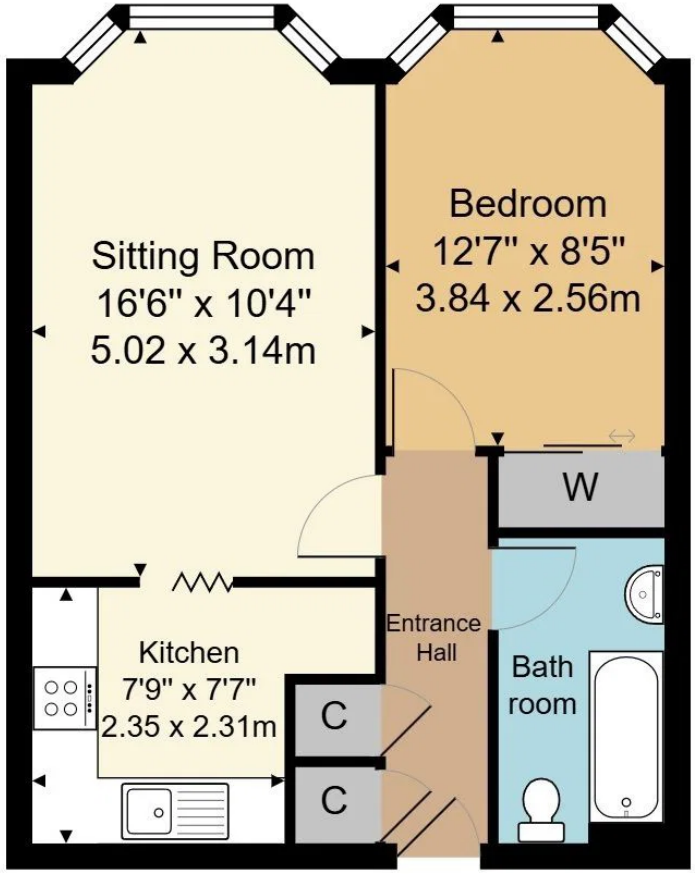

Approx. Gross Internal Area 455 ft² ... 42.3 m²

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.