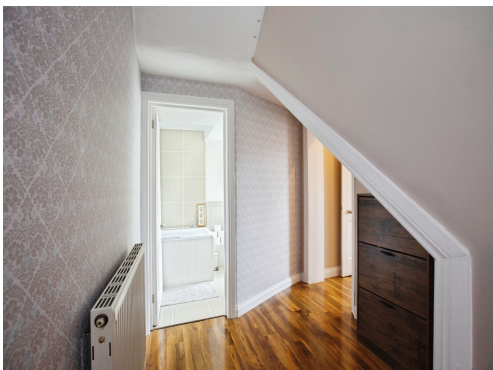




**Connells**

Upper Grosvenor Road  
TUNBRIDGE WELLS



## Property Description

This exquisitely presented and wonderfully spacious ground-floor Victorian apartment offers a harmonious blend of refined modern living and enchanting period elegance.

Nestled along the ever-convenient Upper Grosvenor Road, the property enjoys superb transport connections, effortless access to the town centre, and the rare luxury of off-road residents' parking.

A welcoming entrance hall sets the tone for the home, leading to a beautifully appointed kitchen complete with an array of integrated appliances.

The principle bedroom enjoys peaceful views across the mature, lovingly maintained communal gardens, creating a sense of calm and retreat. The contemporary bathroom is tastefully finished, offering a stylish sanctuary for relaxation.

The heart of the home is the truly breathtaking lounge/dining room—an inspiring space graced with captivating period features. A handsome feature fireplace with marble mantle, high ceilings, graceful sash windows, and a magnificent bay window with bespoke window seat come together to create an atmosphere of spacious charm, warmth, and timeless sophistication.

Outside, residents can delight in the well-tended communal rear garden, a tranquil space perfect for enjoying the seasons, alongside the added convenience of dedicated residents' parking.

## Ground Floor

### Communal Entrance Hall

### Entrance Hall

### Lounge/Dining Room

### Kitchen

### Bedroom One

### Bathroom

### Outside

### Residence Parking

### Communal Rear Garden

## Additional Upgrades

- Walnut gloss laminate flooring throughout lounge and hall
- Bespoke wooden snug under bay window
- Recently fitted wooden shutters fitted on bay window.
- Solid oak worktops fitted and units updated in kitchen.

## Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to first time purchase, upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

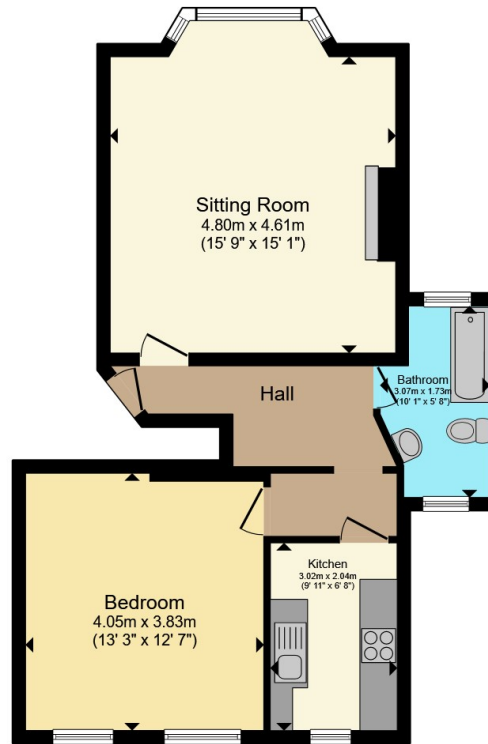
Commuting is a breeze with two stations- Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the

A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.









Total floor area 59.3 m<sup>2</sup> (638 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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5 Vale Road  
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: D Council Tax  
 Band: B

Service Charge:  
 1500.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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