



UPPER GROSVENOR ROAD

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



WOOD & PILCHER

Sales, Lettings, Land & New Homes

**Flat 19-21 Upper Grosvenor Road
Tunbridge Wells, TN1 2DU**

**Hallway - Open Plan Kitchen/Living Room - Bedroom -
Bathroom - Allocated Parking Space - No Chain**

A chain free and well presented one bedroom top floor apartment with modern open plan kitchen and living room, situated close to the town shops and railway station.

Communal door to top floor. Entrance door to:

HALLWAY:

Entry phone security system, coving to ceiling, storage cupboard. Door leading to:

OPEN PLAN LIVING ROOM/KITCHEN:

Living Room: Wood laminate flooring, electric wall heater, inset spotlights, coving to ceiling. Two sash windows to rear aspect.

Kitchen: Fitted with a range of wall and base units with worktops over. Stainless steel sink unit with mixer tap. Integrated electric oven and halogen hob. Integrated fridge/freezer, plumbing for washing machine.

BEDROOM:

Electric wall heater, coving to ceiling, storage cupboard, inset spotlights. Window to side aspect.

BATHROOM:

Fitted with a low level WC, wash hand basin with mixer tap and vanity unit, shower cubicle. Storage cupboard, coving to ceiling, inset spotlights. Frosted window to rear aspect.



OUTSIDE:

The property benefits from an allocated parking space.

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

Lease - 999 years from 24 June 1986

Service Charge - currently £1,119.24 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:

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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, Gas, Electricity & Drainage

Heating - Electric

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 383 ft² ... 35.6 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.