



**KINGS ESTATES**

PROFESSIONALS IN PROPERTY



## Flat 7

51 Upper Grosvenor Road, Tunbridge Wells

Kings Estates are pleased to present this well presented top floor apartment set within a charming Victorian building, conveniently located within easy walking distance of the town centre, Grosvenor Park and mainline stations.

Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- Share of freehold
- Attractive top floor apartment set within a Victorian building
- Recently redecorated throughout
- Spacious living room with side aspect window
- Good sized double bedroom
- Fitted kitchen
- Bathroom with natural light
- Gas central heating
- Shared off road parking to the rear
- Convenient location within easy reach of town centre, Grosvenor Park and mainline stations





Kings Estates are pleased to present this well presented top floor apartment set within an attractive Victorian building in a highly sought after residential location, conveniently positioned within easy walking distance of the town centre, Grosvenor Park and the mainline railway stations. Recently redecorated, the property offers bright and comfortable accommodation while retaining the charm and character expected from a period building.

The apartment is arranged on the second floor and comprises a spacious living room with a side aspect window allowing for good natural light, a well proportioned double bedroom, and a modern fitted kitchen with a rear aspect sash window. The kitchen is thoughtfully fitted with a range of appliances including an integrated oven and gas hob, fridge/freezer, washing machine and dishwasher, alongside a 1½ bowl sink with mixer tap and drainer. The bathroom is well appointed and features a bath with wash hand basin and WC, heated ladder style towel rail and a rear aspect sash window providing natural light and ventilation. The property also benefits from gas central heating throughout.

Externally, the property enjoys the advantage of shared off road parking to the rear of the building. With its attractive period setting, convenient location close to the amenities of the town centre and excellent transport links, this apartment would make an ideal first time purchase, investment or town base.

#### **OTHER INFORMATION**

COUNCIL TAX BAND - A (Tunbridge Wells Borough Council)

TENURE - Share of Freehold

LENGTH OF LEASE - 125 years from 1 January 2003

ANNUAL GROUND RENT - n/a

GROUND RENT REVIEW PERIOD - n/a

ANNUAL SERVICE CHARGE AMOUNT - £960

SERVICE CHARGE REVIEW PERIOD - TBC

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

**AGENTS NOTE** - Please be advised that some of the images included in this listing have been virtually staged for illustrative purposes. Virtual staging involves digitally enhancing or altering images to showcase potential furniture placement and decorative possibilities. These enhancements are for visual representation only and should not be construed as the actual condition or contents of the property. We recommend prospective buyers or tenants to conduct physical viewings to accurately assess the property's layout and condition. Should you require any further clarification regarding the property's presentation, please do not hesitate to contact us.

## THE LOCATION

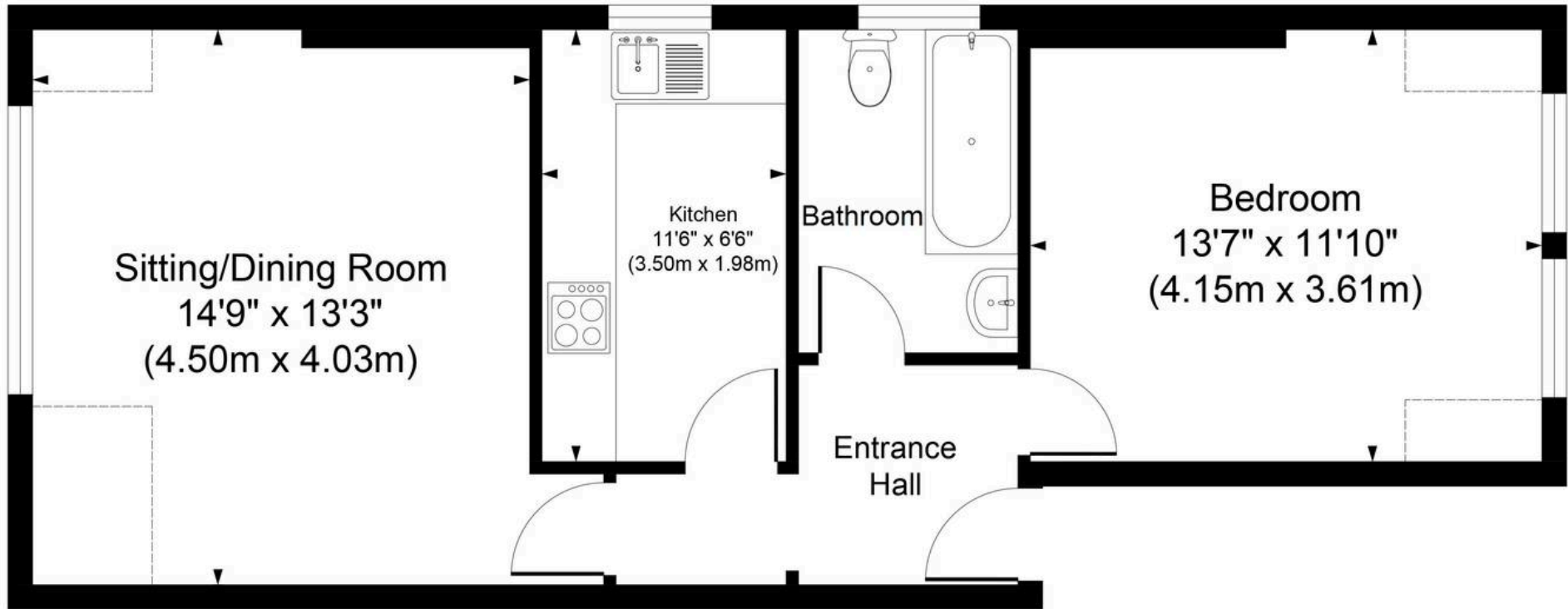
This super house enjoys a highly convenient position on the north side of Royal Tunbridge Wells, placing it within easy reach of the town's most sought-after amenities. Just a short stroll from the property is Grosvenor & Hilbert Park, a beautiful 50-acre open space with woodland walks, play areas, a café, and recreational facilities—perfect for families, dog walkers, or those seeking a tranquil spot to unwind.

The home is ideally situated for commuters, with High Brooms mainline station less than a 10-minute walk away, offering regular and direct services to London Bridge (from around 40 minutes), London Charing Cross and Cannon Street. For drivers, the A21 is easily accessible, providing connections to the M25 and the wider motorway network.

Everyday amenities are close at hand, with a popular local café, bakery, and convenience store just around the corner. A wider range of shopping and dining options can be found in the Royal Victoria Place shopping centre and along the Calverley Road pedestrianised high street, both within easy walking distance. Tunbridge Wells also boasts a vibrant mix of independent shops, restaurants, and bars, particularly around Mount Pleasant, Camden Road, and the historic Pantiles.

For families, the area offers excellent educational opportunities. The property is well placed for a variety of highly regarded primary schools, including St John's CE Primary and St Augustine's Catholic Primary. It is also within easy reach of renowned grammar schools, including The Skinners' School, Tunbridge Wells Girls' Grammar School and Tunbridge Wells Grammar School for Boys, as well as a number of independent options.





Approx. Gross Internal Floor Area 547 sq. ft / 50.83 sq. m

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.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 Kings Estates (the Agent) has not tested any equipment, fixtures, fittings or services and cannot confirm they are in working order or fit for purpose. Buyers should rely on their own solicitor/surveyor. Tenure information is provided by the vendor; title documents have not been inspected. Items shown in photographs are not included unless stated in the written particulars and may be available by separate negotiation. Please confirm availability and book a viewing before travelling.





# Kings Estates

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