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UPPER GROSVENOR ROAD

TUNBRIDGE WELLS - £250,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

**41G Upper Grosvenor Road
Tunbridge Wells, TN1 2DY**

**Entrance Lobby - Hallway - Bedroom - Bathroom -
Further Bedroom With En-Suite WC - Open Plan
Lounge/Dining Area - Kitchen - Allocated Parking Space**

Offered as top of chain and dramatically enhanced and improved by the current owners, an extremely impressive two bedroom top floor period conversion apartment with private parking, located on Upper Grosvenor Road and affording excellent access to town centre and facilities. A glance at the attached photographs and floorplan will give an indication as to the 'strength' in depth of this particular property. Particular features include fitted carpets throughout, impressive contemporary styled family bathroom and further en suite wc, good room sizes, an attractive modern kitchen and good improvements to energy efficiency. Properties of this quality and in such a convenient location generally attract considerable interest and to this end we would encourage all interest parties to make an immediate appointment to view.

Access is via a solid door to:

ENTRANCE LOBBY:

Carpeted, radiator, gas meter, boxing housing stop cock and electric meter. Steps leading up to a mezzanine floor and further steps leading up to:

HALLWAY:

Double glazed window to the rear. Carpeted, high ceiling levels, wall mounted telephone entry phone. Doors leading to:

BEDROOM:

Carpeted, high level ceilings with areas of sloping ceiling, door to under eaves storage, radiator. Good space for double bed and associated bedroom furniture. Double glazed window to the rear affording views across Woodbury Park Cemetery.

BATHROOM:

Fitted to a high standard with feature tiled floor, feature part tiled walls, high level ceilings. Low level wc, wall mounted wash hand basin with mixer tap over and storage below, panelled bath with mixer tap over, concertina glass shower screen and two shower heads over. Wall mounted towel radiator, fitted wall mirror, extractor fan.



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BEDROOM:

Of an especially good size and with space for a large double bed and further bedroom furniture. Carpeted, radiator, door to a walk in wardrobe which is carpeted with areas of fitted coat rails and further areas of shelving and storage space. Bay window to the front comprised of three double glazed windows with fitted Roman blinds. Door leading to:

EN SUITE WC:

Feature tiled floor, low level wc, wall mounted wash hand basin with mixer tap over and feature tiled splashback, towel radiator, wall mounted mirror, areas of fitted shelving. Areas of sloping ceiling, extractor fan.

OPEN PLAN LOUNGE/DINING AREA:

Of a particularly good size rising to a higher ceiling level with areas of sloping ceiling creating an attractive atmosphere. Radiator, various media points. Good space for lounge furniture and for entertaining. Door leading to an under eaves storage area which are fully boarded and insulated. (It should be noted that the current vendors have invested both time and money in increasing the energy efficiency in this property which will be reflected in the Energy Performance Certificate).

Area of wood effect laminate flooring with good space for a dining table and chairs. Three sets of double glazed windows to the side fitted with a Roman blind. Door leading to:

KITCHEN:

Of a contemporary style with light grey wall and base units. One and a half bowl stainless steel sink with mixer tap over. Space for washing machine. Integrated 'Lamona' electric oven with inset 'Lamona' induction hob with feature extractor hood over. Integrated fridge and freezer. Areas of fitted shelving, good areas of general storage and larder space. Wood effect laminate flooring, areas of contemporary metro tiling, areas of sloping ceiling, radiator. Inset Velux window to the side.

PARKING:

The property benefits from an allocated parking space.

SITUATION:

The property is located on Upper Grosvenor Road in the centre of Tunbridge Wells.



It has an excellent selection of period houses and conversion apartments and offers almost immediate pedestrian access to the town centre itself with the Royal Victoria Place Shopping Mall and associated Calverley Road Precinct offering a wide range of multiple retailers and a further mix of principally independent retailers, restaurants and bars located between Mount Pleasant and the Pantiles. Tunbridge Wells has a wide range of social and educational facilities to include a number of sports and social clubs, two theatres and an excellent mix of schools at primary, secondary, independent and grammar levels. The town also has two main line railway stations affording fast and frequent access to London termini. The property is immediately adjacent to Woodbury Park Mortuary Gardens and a within a short distance of Grosvenor & Hilbert Park which has benefited from a recent lottery grant and is now a fantastic urban facility.

TENURE:
Leasehold with a share of the Freehold
Lease - 999 years from 24 August 2023
Service Charge - currently £867.00 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 - Gas Fired Central Heating

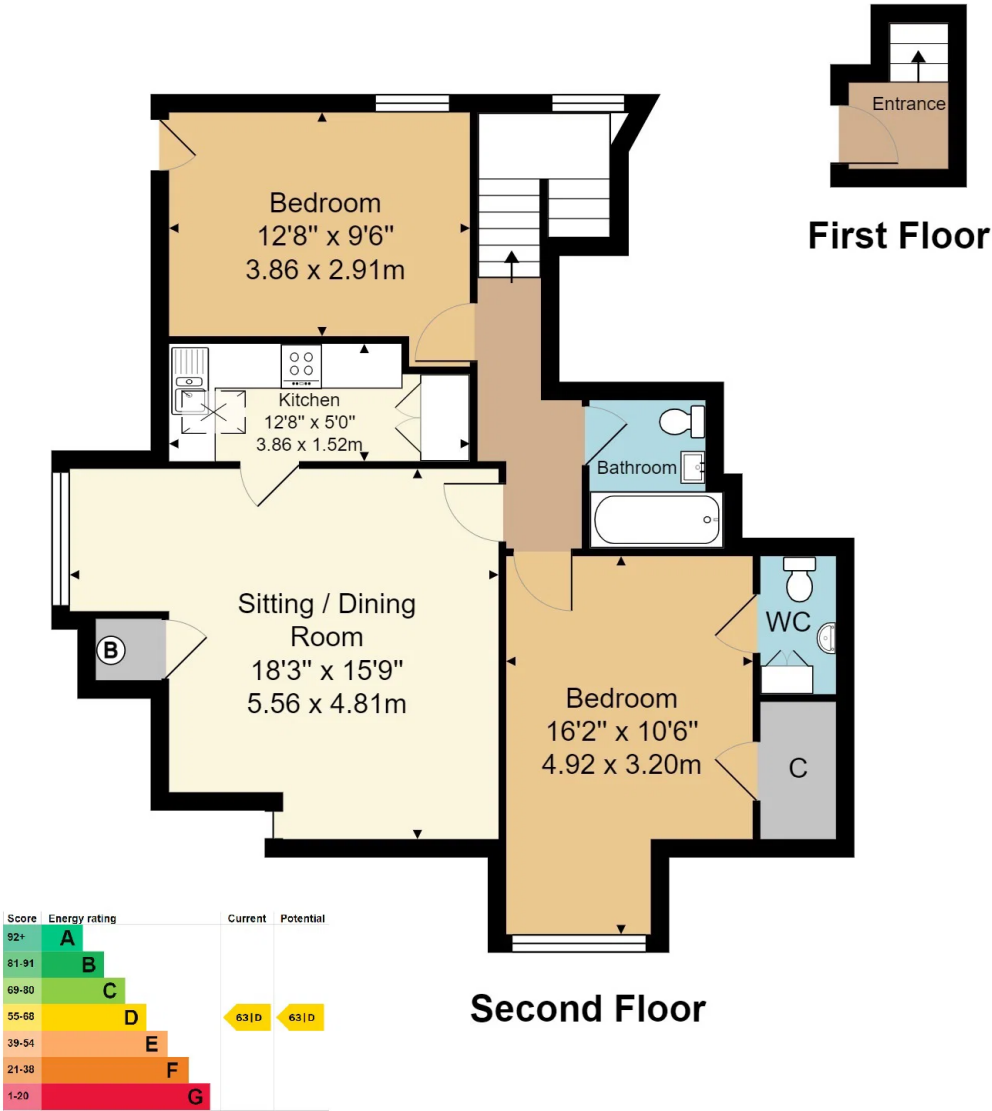
Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements 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 779 ft² ... 72.4 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.