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# 26 Upper Grosvenor Road, Tunbridge Wells, Kent

Guide Price £200,000

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GUIDE PRICE - £200,000 - £215,000

The exterior of this well-maintained Victorian property offers resident parking on a first-come, first-served basis, adding to its everyday convenience.

Upon entering, you are welcomed by a hallway that provides an ideal space for storing coats and shoes and leads seamlessly through to the main living areas. To the right, the standout feature of the apartment is the spacious living room, complete with integrated shelving for storage and a feature fireplace that enhances the character of the space. This creates a warm, rustic charm while retaining a cosy yet airy feel.

Adjacent to the living room is the generous kitchen/breakfast room, offering ample upper and lower storage, contrasting worktops, and integrated appliances, including a hob, oven, and dishwasher.

Further through the property is the family bathroom, fitted with a shower over the bath, wash basin, and WC. The apartment also benefits from two double bedrooms, both featuring large windows that allow for plenty of natural light, along with built-in shelving for added convenience. A built-in storage cupboard located near the second bedroom provides a practical solution for additional storage needs.

Situated in the heart of Tunbridge Wells, the property enjoys a highly desirable location. The town centre is just a short walk away and offers a wide selection of shops, cafés, and restaurants, including the historic Pantiles, renowned for its charming boutiques and vibrant markets. Calverley Grounds and Dunorlan Park, both within a mile, provide excellent green spaces, while Tunbridge Wells mainline station (0.5 miles) offers direct links to London. For leisure and entertainment, Knights Park is a short drive away and includes a cinema, bowling, and retail facilities.

Share of Freehold

956 years remaining on the lease

Service Charge: £1,056 per annum

Council Tax Band: A

EPC Rating: E



Upper Grosvenor Road, Tunbridge Wells, TN1

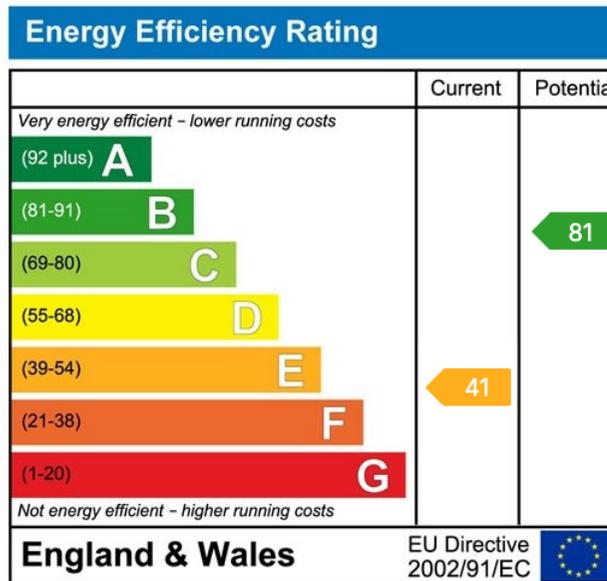
Approximate Area = 632 sq ft / 58.7 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for K&M Property. REF: 1402698

- Chain Free
- Resident Parking
- Share of Freehold
- No Ground Rent
- Council Tax Band A
- 2 Bedroom
- Central Location
- Long Lease Remaining
- Ample natural light throughout
- EPC E



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AWARDS  
2023  
★★★★★  
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