



**Connells**

Elm House Grove Place  
TUNBRIDGE WELLS

# Elm House Grove Place TUNBRIDGE WELLS TN2 3YN

for sale offers in excess of  
**£220,000**



## Property Description

Nestled within the highly desirable Knights Wood development, this beautifully presented second-floor apartment offers the ideal combination of modern design and natural surroundings.

From the moment you step inside, you're greeted by a welcoming entrance hall featuring a sleek videophone entry system and a generous storage cupboard.

The heart of the home is the stunning open-plan dual aspect living space, bathed in natural light from and finished with chic wood-style flooring.

The contemporary kitchen is a delight for any home chef, boasting integrated appliances, stylish wall and base units, and ample work surfaces for culinary creativity.

The spacious double bedroom provides a tranquil retreat.

The bathroom is equally impressive, showcasing a modern suite with a full-sized bath and shower over, WC, basin, and a heated towel rail for that touch of luxury.

Outside, the property benefits from one allocated parking space and plentiful visitor parking.

Beyond your doorstep, Knights Wood offers an enviable lifestyle: scenic woodland walks, local shops, and an array of leisure facilities including a cinema, bowling alley, and a state-of-the-art wellness centre with gym—all within easy walking distance.

## Second Floor

### Entrance Hall

### Bathroom

### Kitchen/Lounge/Dining Room

### Bedroom One

### Outside

### Communal Gardens

### Allocated Parking

## Location

Grove Place is situated within the highly desirable Knights Wood development in Royal Tunbridge Wells, Kent. This tranquil residential area offers a harmonious blend of suburban peace and convenient access to local amenities and transport links.

By Train:

The nearest train station is High Brooms, approximately 1.3 miles from Grove Road. From there, Southeastern trains provide regular services to London Bridge, Charing Cross, and Cannon Street, with journey times under an hour. Tunbridge Wells mainline station is also within easy reach, approximately 2.8 miles away.

By Car:

For those traveling by car, the A21 is easily accessible, linking to the M25 and wider motorway network. This provides convenient routes to London and the South Coast.

By Bus:

For those looking to travel by bus, the development benefits from buses Tunbridge Wells and an exclusive shuttle bus direct to Tonbridge Train Station for those looking to commute to London.









Total floor area 53.2 m<sup>2</sup> (573 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)

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To view this property please contact Connells on

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5 Vale Road  
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 2295.72

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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