

Connells

Grosvenor Road
Tunbridge Wells

Grosvenor Road
Tunbridge Wells TN1 2AH

for sale offers in excess of
£200,000







Property Description

Enjoying an enviable position in the very heart of Tunbridge Wells, this charming first-floor apartment offers the perfect blend of convenience, comfort, and vibrant town-centre living. Situated just moments from the bustling Royal Victoria Place shopping centre and its attractive pedestrianised precinct, residents can enjoy an array of boutique shops, cafés, restaurants, and leisure amenities right on their doorstep.

For those who appreciate the outdoors, the renowned Tunbridge Wells Common is within approximately 0.33 miles, offering 256 acres of picturesque woodland, open spaces, and scenic walking trails, creating the perfect escape from the hustle and bustle of everyday life.

The property's central location is further enhanced by its close proximity to Tunbridge Wells mainline railway station, providing regular services to London Charing Cross and London Bridge in around 50 minutes, making it an excellent choice for commuters and town lovers alike.

Flooded with natural light throughout, this beautifully proportioned apartment presents an excellent opportunity for first-time buyers, investors, professional couples, or those seeking a well-located retirement retreat. The accommodation is thoughtfully arranged and comprises a welcoming entrance hall, two generous double bedrooms, a well-appointed bathroom, a spacious lounge/dining room ideal for both relaxation and entertaining, and a fitted kitchen/dining room offering ample space for everyday living.

First Floor

Entrance Hall

Lounge/Dining Room

Kitchen

Bedroom One

Bedroom Two

Bathroom

Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to first time purchase, upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations-Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.

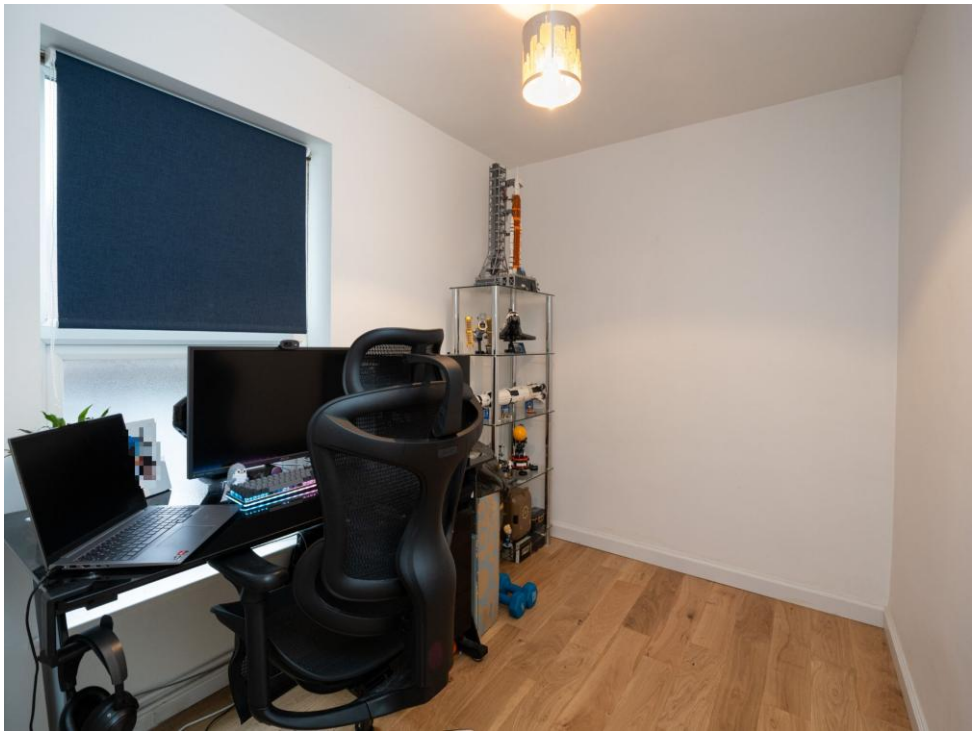
Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







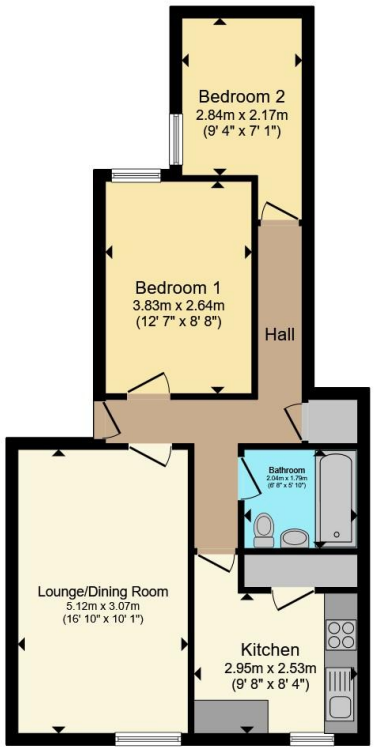







TUNBRIDGE WELLS
Property
And
Purpose


MARMITE
OATES



Total floor area 55.7 m² (600 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

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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: Awaited

Council Tax Band: B

Service Charge: 1700.00

Ground Rent: 70.00

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL407119

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.

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.