



Local to you - contactable when you need us

 **KMJProperty**
Your local independent Estate Agent

Garden Flat, Upper Grosvenor Road, Tunbridge Wells

Offers In Region Of £350,000

🛏 2 🚿 1 🚿 1



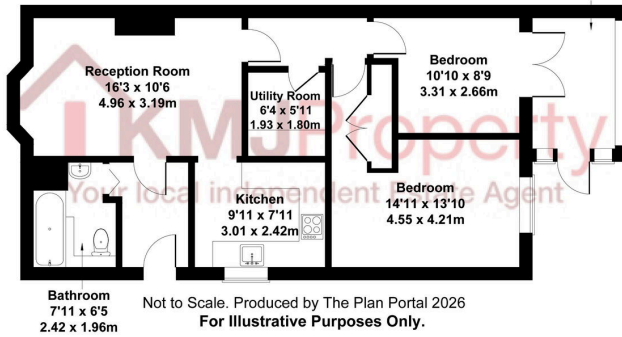
Entering the property through the private entrance is a welcoming hallway perfect for coats, shoes and everyday essentials. To the left is the modern bathroom equipped with WC, Shower over the bath and wash basin, finished with sleek tiles and contemporary fittings. Making it feel fresh, bright and practical, offering a tranquil space to unwind. Moving through to the front of the property, the lounge and dining room is warm, bright and inviting. Providing a beautiful bay window, polished floorboards and built in shelving and storage for added convenience. Heading through into the good sized modern kitchen with ample lower and upper storage cupboards, integrated appliances, butler sink and solid wooden work surfaces which seamlessly flows into the lounge/diner making cooking and hosting equally enjoyable. Continuing through the property is the separate utility room providing additional storage, it offers the perfect place for laundry appliances, cleaning supplies and household essentials making it both functional and easy to maintain. Directly ahead is the second bedroom which is currently being used as a snug. This flexible space works beautifully as a comfortable guest bedroom or second bedroom. This versatile room also leads out directly to the garden room/conservatory and the rear private garden. To the rear is the well proportioned main double bedroom is full of character with a feature fireplace and large window creating a bright and spacious atmosphere. The bedroom also benefits from a large integrated wardrobe and a generously sized loft, perfect for substantial storage. Lastly the charming garden room / small conservatory, which seamlessly flows indoor and outdoor living. Flooded with natural light, it's an ideal spot for morning coffee, reading, or simply enjoying the garden outlook all year round. The private garden is easily maintained with well proportioned patio area perfect for hosting as well as generous lawn space for any additional needs. The rear garden also provides a side gate giving access to the front of the property. This property also comes with 1 parking space. The area offers excellent transport links, with High Brooms Station just a 10-minute walk away for easy access to London and the coast—ideal for commuters. Residents enjoy local shops, schools, and healthcare facilities close by, including St. John's Primary, Skinners Grammar, and Tunbridge Wells Boys' and Girls' Grammar Schools. For shopping, the Royal Victoria Place Centre and the boutique stores of Tunbridge Wells and Pembury High Streets are all within easy reach. Leisure options abound, from the cinema, bowling, and fitness club at Knights Park to nearby parks offering golf, cycling, horse riding, and sailing. Service charge- £1159.33 Per Year (Current fee displayed was due to one off repairs). Ground Rent- £250 Per Year 116 Years left on the lease.



The Garden Flat, 160, Upper Grosvenor Road, Royal Tunbridge Wells, Kent, TN1 2EQ

Approximate Gross Internal Area
775 sq ft - 72 sq m

Garden Room
9'11 x 6'3
3.02 x 1.91m



- 2 Bedroom Ground Floor Flat • Private Entrance
- Private Garden
- Beautifully presented throughout
- Parking Space
- EPC D
- Separate Utility Room
- Garden Room/Conservatory
- Modern
- Council Tax Band B

