



KINGS ESTATES

PROFESSIONALS IN PROPERTY



Flat 2

90 Grove Hill Road, Tunbridge Wells

Kings Estates are pleased to present this bright and characterful two-bedroom period apartment with high ceilings, open fireplace and superb central location near the station, Pantiles and Calverley Park.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- Attractive two-bedroom first floor period apartment
- Edge of the sought-after 'village' area location
- High ceilings, sash windows and original features
- Bright and airy throughout
- Open plan living and modern shaker kitchen
- Quartz worktops and integrated appliances
- Feature open fireplace with built-in shelving
- Two rear aspect bedrooms
- Walking distance to station, High Street and Pantiles
- No onward chain





Kings Estates are delighted to offer this attractive two-bedroom first floor period apartment situated on the edge of the 'village' area, being within easy walking distance of the mainline train station, High Street, Pantiles and adjacent to Calverley Park. The apartment enjoys high ceilings and large sash windows which give the property a wonderfully light and airy feel, all complemented by a blend of period charm and modern living.

The accommodation is thoughtfully arranged, with a spacious entrance hall providing access to all rooms. To the front, the impressive open plan sitting room and kitchen creates a sociable and inviting space, enhanced by high ceilings, original coving and a large sash window with fully functional shutters. A feature fireplace with built-in alcove shelving adds character, while the modern shaker-style kitchen is finished with Quartz worktops and integrated appliances including oven, hob, fridge and washer/dryer, seamlessly combining style and practicality.

To the rear, both bedrooms enjoy a peaceful outlook, with the principal bedroom offering generous proportions and built-in storage, and the second bedroom providing a versatile space ideal for guests or a home office. The bathroom is well-presented and fully tiled, fitted with a bath and shower over, pedestal wash hand basin, low level WC and heated towel rail. Available with the benefit of no onward chain, internal viewing is an absolute must to fully appreciate the space, character and superb central location this apartment has to offer.

OTHER INFORMATION

COUNCIL TAX BAND - C (Tunbridge Wells Borough Council)

TENURE - Leasehold

LENGTH OF LEASE - approximately 945 years remaining

ANNUAL GROUND RENT - £20

GROUND RENT REVIEW PERIOD - TBC

ANNUAL SERVICE CHARGE AMOUNT - approximately £900

SERVICE CHARGE REVIEW PERIOD - TBC

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

'The Village' area

The property enjoys a prime location within walking distance to The Grove, Claremont Primary School, and Central Station. The Village area of Tunbridge Wells is renowned for its diversity of property styles and offers a fantastic lifestyle with its close proximity to The Grove, the old High Street, The Pantiles, and the main line railway station, providing convenient commuter services to both London and the south coast. The bustling retail centres of Tunbridge Wells, including the Royal Victoria Place Shopping Mall and the Calverley Road pedestrianized precinct, are just a short half-mile away.

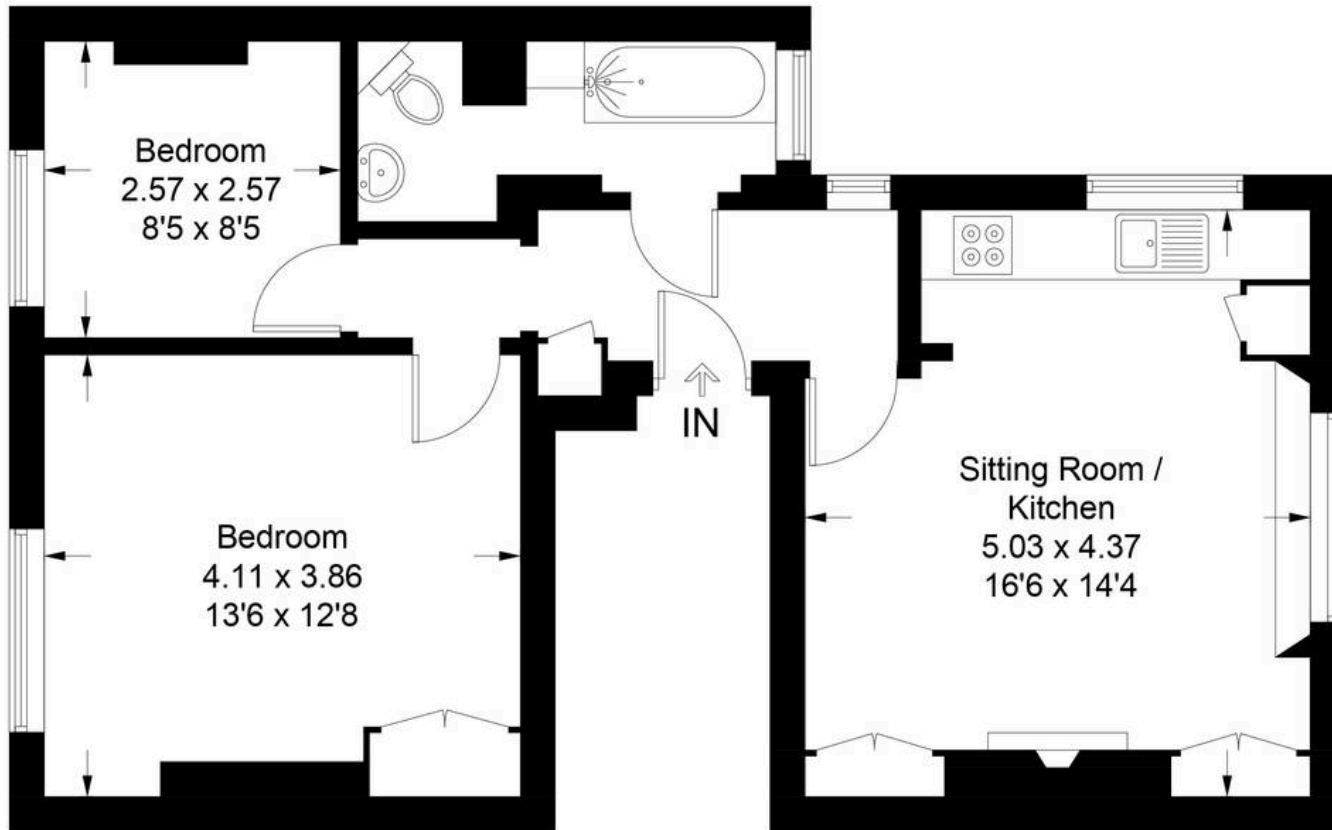
Residents of this area benefit from a vibrant and popular modern centre with a wide range of amenities, including well-known high street names, beautiful architecture, independent retailers, charming restaurants, and cosy cafes. Abundant parks and Tunbridge Wells Common offer opportunities for leisurely strolls or outdoor activities.

The property is also within close proximity to highly regarded schools, such as Claremont Primary School, as well as a selection of independent and selective secondary and preparatory schools.

Nearby leisure facilities include golf, tennis, rugby, and cricket clubs, providing ample options for active pursuits. For those seeking cultural experiences, Tunbridge Wells Assembly Halls and Trinity Theatre are easily accessible, offering a variety of entertainment options.



Approximate Gross Internal Area = 55.3 sq m / 595 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1299859)

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