



UPPER GROSVENOR ROAD

TUNBRIDGE WELLS - £139,950



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

**Flat 3, 70 Upper Grosvenor Road
Tunbridge Wells, TN1 2ET**

**Living Room With Fireplace - Kitchen With Appliances -
Shower Room - Staircase From Living Room To
Bedroom Area - Small Area Of Shared Garden - On
Street Parking**

Being offered with no chain and located on the first floor of this attractive building, this one bedroom apartment is set within the St. John's quarter of Royal Tunbridge Wells close to the northern end of the town and equidistant from a choice of two mainline stations. The property itself offers a wonderful opportunity for investment buyers and first time homeowners alike with the property being competitively priced to allow purchasers to update and improve the interior with their own choice of colour schemes and fittings. The accommodation includes a good size living room with period style fireplace, separate kitchen complete with fridge, cooker and washing machine. There is a compact shower room and stairs lead from the living room to the bedroom located in the converted roof space. Other features include sash windows, gas central heating via radiators and access to a small area of shared garden at the rear of the property. The property is offered with full vacant position and is available for immediate viewing.

The accommodation comprises entrance door giving access to communal hall with stairs leading to the first floor.

Door to LIVING ROOM:

Period style fireplace with cast iron grate, picture rail, double radiator, central heating thermostat, telephone point. Rear sash window.

KITCHEN:

Fitted with a range of wall and base units with work surfaces over comprising sink unit. Fitted washing machine, fridge, electric oven and hob. Wall mounted 'Worcester' gas fired boiler. Vinyl flooring, tiling adjacent to the worktops, power points. Sash window to rear.



SHOWER ROOM:

Low level WC, wall mounted wash hand basin, recessed shower cubicle with tiling to walls and wall mounted electric shower, radiator. Window to side. Wooden staircase from living room to:

FIRST FLOOR BEDROOM AREA:

Sash window to rear, double radiator, cast iron style fireplace, cupboard housing the sprinkler system and controls.

OUTSIDE:

There is access down the side of the property leading to a small area of shared garden at the very rear.

SITUATION:

The property is located on Upper Grosvenor Road in central Tunbridge Wells. It offers particularly good access to both the town centre and mainline railway stations of High Brooms and Tunbridge Wells itself as well as an excellent mix of High Street stores and a range of primary independent retailers and restaurants between Mount Pleasant and the Pantiles. The property is also approximate to both Grosvenor and Hilbert Park and the hidden gem that is Woodbury Park Mortuary Gardens. Tunbridge Wells has a number of sports and social societies and an excellent range of schools at primary, secondary, independent and grammar levels.

TENURE:

Leasehold

Lease - A new 99 year lease will be provided by the freeholder

Service Charge - approximately £800.00 per year

No Ground Rent

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



COUNCIL TAX BAND:

A

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

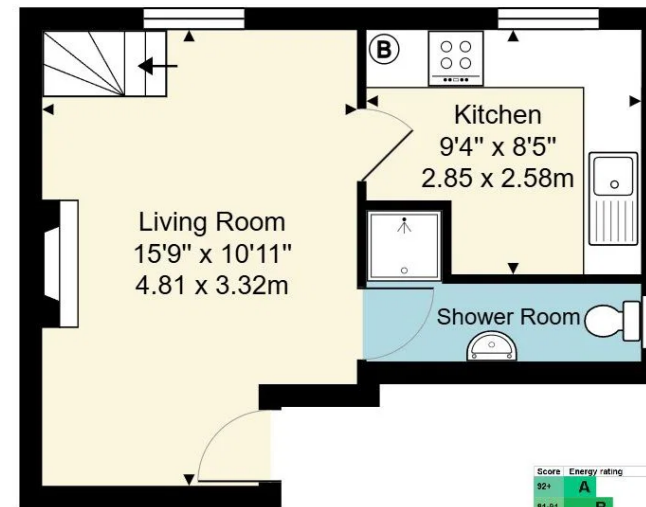
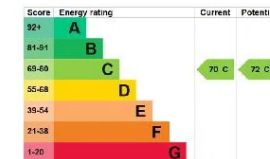
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

**Level 2****Level 1**

Approx. Gross Internal Area 416 ft² ... 38.6 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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