



Connells

Upper Grosvenor Road
Tunbridge Wells



Property Description

Nestled on the top floor of an elegant detached period residence, this charming conversion apartment enjoys a highly sought-after central setting. Approached via a well-kept communal entrance with a private hallway beyond, the accommodation flows beautifully to include a welcoming living room brimming with character, a thoughtfully fitted kitchen, and a tranquil bedroom complemented by an en-suite bathroom.

An allocated parking space to the rear adds a rare practical advantage. Ideal for first-time buyers or discerning investors alike, this delightful apartment is sure to attract early interest, and a viewing comes highly recommended.

Third Floor

Entrance Hall

Kitchen

Restricted Head Height

Lounge/Dining Room

Restricted Head Height

Bedroom One

Restricted Head Height

Bathroom

Restricted Head Height

Outside

Residence Parking

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.

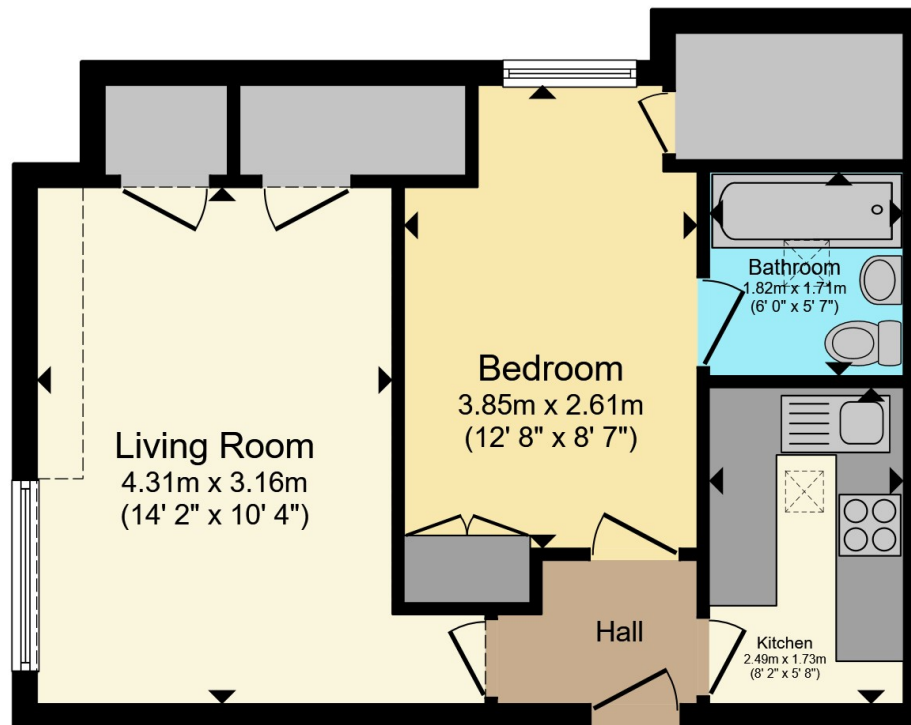
Commuting is a breeze with two stations-Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of

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.









Total floor area 42.8 m² (460 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



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: A

Service Charge: 758.40 Ground Rent: 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL404932

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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