

145A Upper Grosvenor Road, Tunbridge Wells





145A, Upper Grosvenor Road, Tunbridge Wells TN1 2EB

Beautiful Period 1-Bedroom Conversion Apartment

Accommodation Summary

- Ground floor period conversion apartment
 - 1 double bedroom
 - Private entrance
 - Elegant living room
 - Stylish kitchen
 - Conservatory
 - Modern bathroom
- Private rear garden and additional communal garden
 - Allocated off-street parking
 - No Chain



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This bright and spacious conversion flat is ideally located with High Brooms mainline station just a short walk away giving fast access into central London in less than an hour.

Tunbridge Wells' shops, bars and restaurants are also nearby as are the beautiful open spaces of Grosvenor & Hilbert Park which offers a diverse range of activities and wildlife habitats.

Set back from the road by a stretch of lawn, the apartment sits on the ground floor to the rear of this handsome imposing period house.

A smart front door to the side of the house welcomes you into a light and airy hallway with a deep useful cupboard at the far end with space for an appliance.

First on the left is the pretty double bedroom whose high ceiling, large window and warm wooden effect flooring delivers a feeling of comfort and warmth.

Along the hallway the modern bathroom with its white fittings and contemporary tiles with a wall attached shower over the bath offer a soothing bathing experience.

Behind, light pours into the large living room from its rear wall of sliding glass doors with stunning stained-glass windows above casting patterns of coloured light across the wooden floor. A beautiful marble fireplace frames the chimney breast which together with its period features add charm and character to the elegant room.

The well separated kitchen area forms an open U space at the far left of the living room enabling you to chat to friends and family as you prepare dinner. Plenty of dove grey units topped with white work surfaces are separated by the integrated oven with the sink cleverly placed under the window.

Completing the flat is a fantastic fully glazed conservatory with double doors that lead into the apartment's private garden. The living room doors can slide effortlessly open extending your living space or it can be a contained room for dining, living or entertaining depending on your needs.

Outside there is a secluded and enclosed private garden at the rear with a decked area that provides perfect entertaining space in the warm summer months.

With high ceilings, spacious rooms, period features and central location this home is a perfect investment purchase and would suit first time buyers, investors and professionals alike. A must see!

Private part glazed Front Entrance Door, which opens to:

Porch: wooden effect laminate flooring leading to part opaque glazed door which opens to:



Entrance Hallway: storage cupboard with room for an appliance, wooden effect laminate flooring, radiator and doors to:

Bedroom: 9'5 x 8' side aspect window, wooden effect laminate flooring and radiator.

Bathroom: panel enclosed shower bath with mixer tap, wall mounted shower fitting, glass shower bath screen, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, part tiled walls and tiled flooring and extractor fan.

Living Room: 11'4 x 13'5' rear aspect sliding glazed doors leading into the conservatory with beautiful stained glass windows above, period marble fireplace with tiled hearth, wooden flooring, radiator and opening into:

Kitchen: 9'5 x 5'1' side aspect double glazed window, tiled flooring, stainless steel sink with mixer tap over, electric oven with 4 ring hob, pull out extractor hood, integrated under counter fridge, integrated slimline dishwasher and wall cupboard housing boiler. The kitchen has plenty of worktop space and a good selection of eye and base level units with wine rack.

Conservatory: 9'8 x 8'4' wrap around full height glass windows and glazed roof with side aspect French doors onto private garden and tiled flooring.

Outside: To the front is an area of lawn and a hard surface side pathway leading to the apartment's own side entrance door and the gravelled off street parking area to the back with mature trees and an area of communal lawned garden to the rear. The apartment's private garden enclosed by high close boarded fencing and accessed via a gate leading to the parking area or from the conservatory is a pretty mix of decorative pebbles and decking with space for flowering pots and providing perfect entertaining space, with a slimline wooden shed for storage.

General:

Tenure: Leasehold

Length of lease: 93 years remaining

Local authority: Tunbridge Wells Borough Council

Managing Agent: South East Properties Ltd

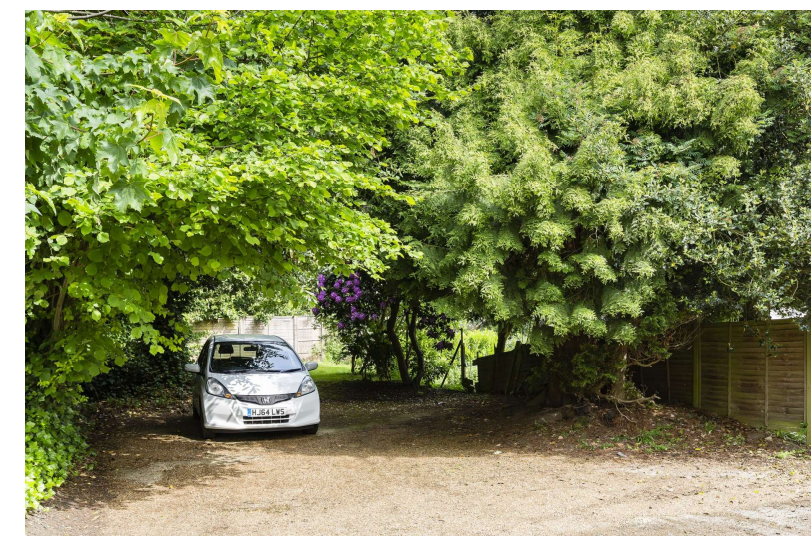
Freeholder: Estates & Management

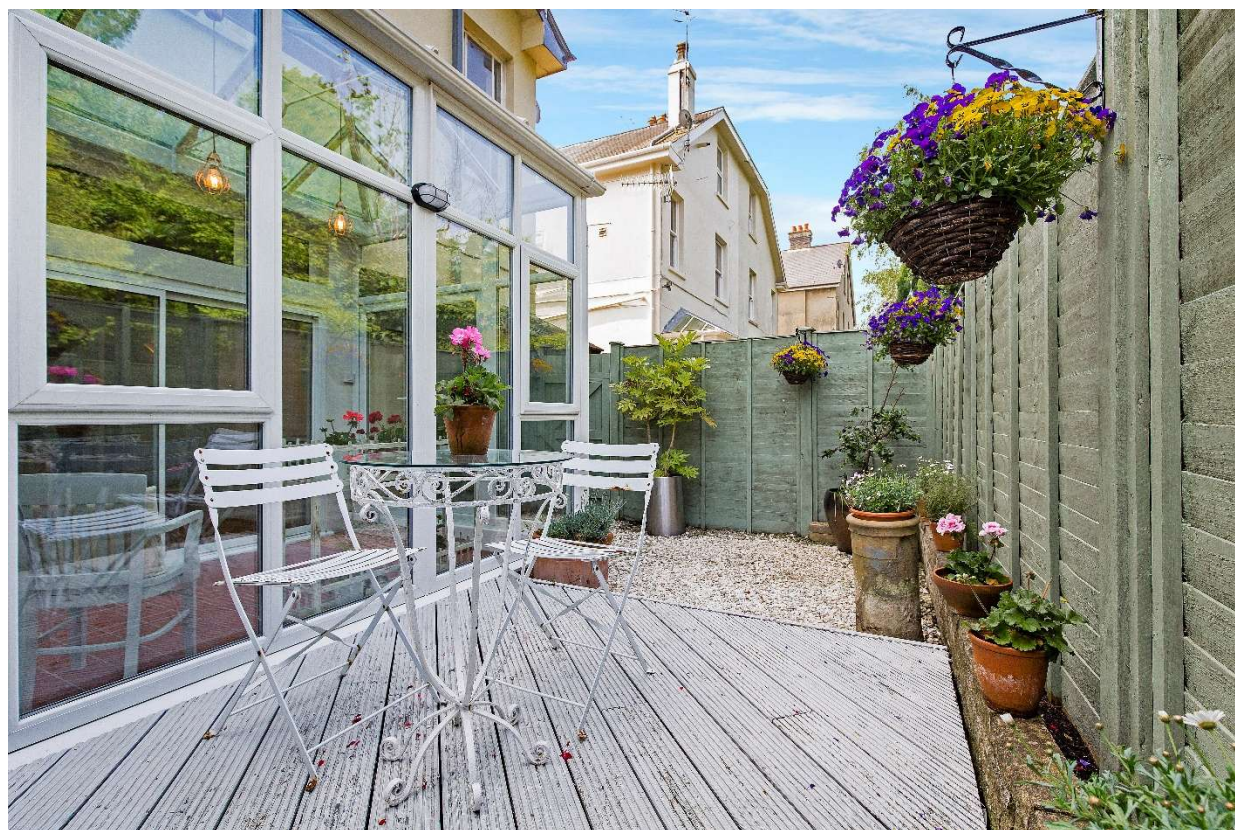
Service Charge: £1,100.00 P/A

Ground Rent: £150.00 P/A

Council tax: Band A (£1,139)

EPC: D (66)





TOTAL APPROX. FLOOR AREA 497 SQ.FT. (46.2 SQ.M.)
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 Plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	73
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 Plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
68	77
England & Wales	
EU Directive 2002/91/EC	



AREA INFORMATION: TUNBRIDGE WELLS, KENT

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as Holmewood House and Claremont School sit alongside the highly regarded and sought after girls' and boys' grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as Dunorlan and Grosvenor Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



