

4 Kent House, 198 Upper Grosvenor Road, Tunbridge Wells





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Perfectly Located 2-Bedroom Conversion Apartment

Accommodation Summary

- First floor period conversion apartment
 - 2 double bedrooms
- Spacious living/dining room with balcony
 - Kitchen
 - Bathroom
 - Communal garden
 - Off road parking
 - Share of garage
- Close to mainline station, 0.3 miles distance
 - Share of freehold



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This characterful 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 its private off-street parking space, the apartment sits on the first floor of this imposing Victorian house.

Light pours into the wide living/dining room from its rear windows and a glazed door opens onto a pretty balcony with its leafy outlook over the communal garden below. The balcony is a wonderful addition and a perfect spot for your morning coffee or evening drinks in the sun. An electric wood burning stove sits on a marble hearth adding character and warmth in the colder months.

Next door the kitchen, bathed in natural light from its side aspect window, has everything you need. Country style fitted green cupboards contrast beautifully with cream counter surfaces and there is plenty of space for appliances. The sink is ideally placed under the window letting you wash up under the stars.

Across the hall is a bathroom with shower over the bath.

Returning to the hall to the front of the house are two double bedrooms with graceful proportions and large windows.

Outside there is a pretty communal garden at the rear safely enclosed for children and laid mostly to lawn with mature leafy borders. A share in an integral garage at the front affords plenty of storage space.

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

Part opaque glazed Communal Front Entrance Door, which opens to:

Communal Reception Hall: leading to stairs up to the first floor and the apartment's own front door opening into:

Entrance Hallway: with storage cupboard with fuse box, airing cupboard housing the water cylinder with shelving for linen, ceiling loft access hatch and doors to:

Living Room: 17'7 x 13'9 rear aspect double glazed windows overlooking the garden, rear aspect glazed door opening onto the tiled and railing enclosed balcony, fireplace with marble surround and hearth and inset electric wood burning stove and electric storage heater.





Bathroom: panel enclosed bath with mixer tap and wall mounted electric shower fitting, vanity unit with wash hand basin with mixer tap over and cupboard under, low level WC, heated towel rail, part tiled walls and tile effect linoleum flooring and radiator.

Kitchen: 10' 11 x 8' 2 side aspect double glazed window, tile effect laminate flooring, stainless steel sink with mixer tap over, space for oven, space for fridge/freezer, space and plumbing for washing machine and space for slimline dishwasher. The kitchen has plenty of worktop space and a good selection of eye and base level units with a serving hatch into the living/dining room.

Bedroom 1: 11' 10 x 9' 5 front aspect double glazed window and electric storage heater.

Bedroom 2: 11' 10 x 8' 2 front aspect double glazed window and electric storage heater.

Outside: To the front is hard surface off-street driveway with an allocated parking space and a 1/3 share of an integral garage for storage. A pathway winds round the side to the rear to a communal garden enclosed by fencing and accessed via a gate laid mainly to lawn with mature shrubs and trees at all perimeters.

General:

Tenure: Share of Freehold

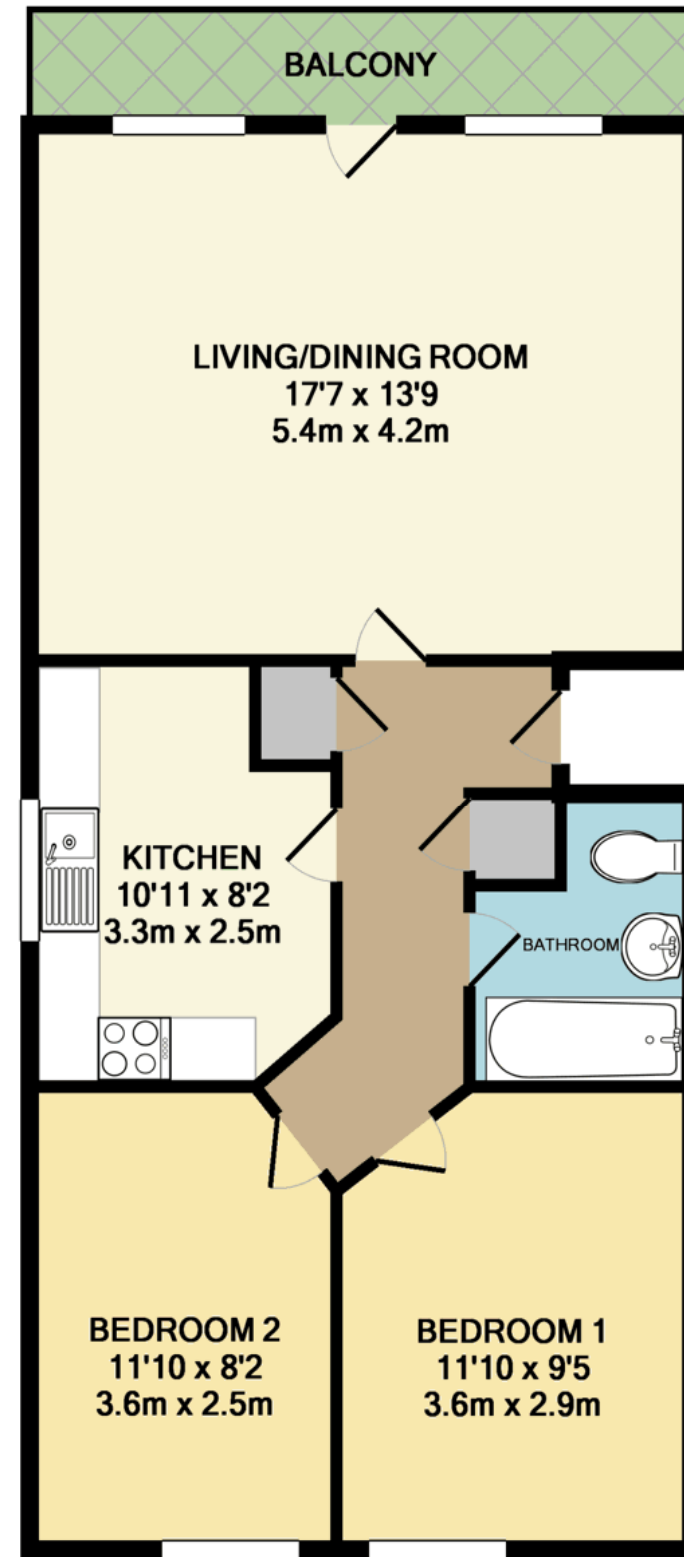
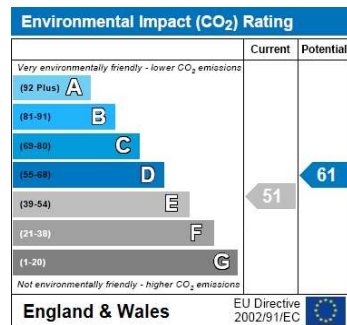
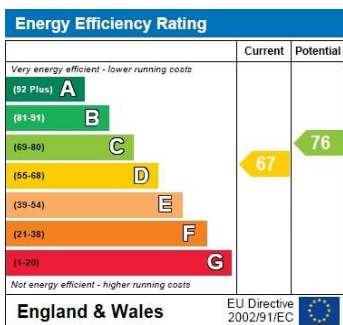
Length of lease: to be extended to 999 years

Local authority: Tunbridge Wells Borough Council

Council tax: Band B (£1,329.00)

EPC: D (67)





TOTAL APPROX. FLOOR AREA 631 SQ.FT. (58.6 SQ.M.)
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AREA INFORMATION: TUNBRIDGE WELLS

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 St Johns Church of England Primary 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.

