

Flat 5, Kent House, 198 Upper Grosvenor Road, Tunbridge Wells





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Spacious and Bright 1-Bedroom Conversion Apartment

Accommodation Summary

- Second floor period conversion apartment
 - 1 double bedroom
 - Spacious living/dining room
 - Separate kitchen
 - Shower room
 - Communal garden
 - Off road parking
 - Share of freehold
- Close to mainline station, 0.3 miles distance



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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 second floor of this imposing Victorian house.

Its own front door opens onto a staircase which leads up to a spacious entrance hallway.

First on your left is the living/dining room which is flooded with light from its rear aspect windows offering tree top and garden views. It is plenty big enough for large comfortable sofas to relax in or to entertain and dine at a dining table.

The bright separate kitchen behind has lots of work top space and a good selection of wooden effect cupboards, some glazed, both top and bottom. With a fitted electric oven, 4 ring electric hob and extractor and space and plumbing for under counter and freestanding appliances it has everything you need for a wonderful cooking experience.

The shower room across the hallway has a shower cubicle, its Velux window reflecting light off its white tiles creating a soothing bathing experience.

Next door the large bedroom has a wall of mirrored fitted wardrobes dealing with all your storage needs.

Outside there is a pretty communal garden at the rear safely enclosed for children and laid mostly to lawn with mature leafy borders.

This fantastic property would suit first time buyers, investors and professionals alike. A must see!

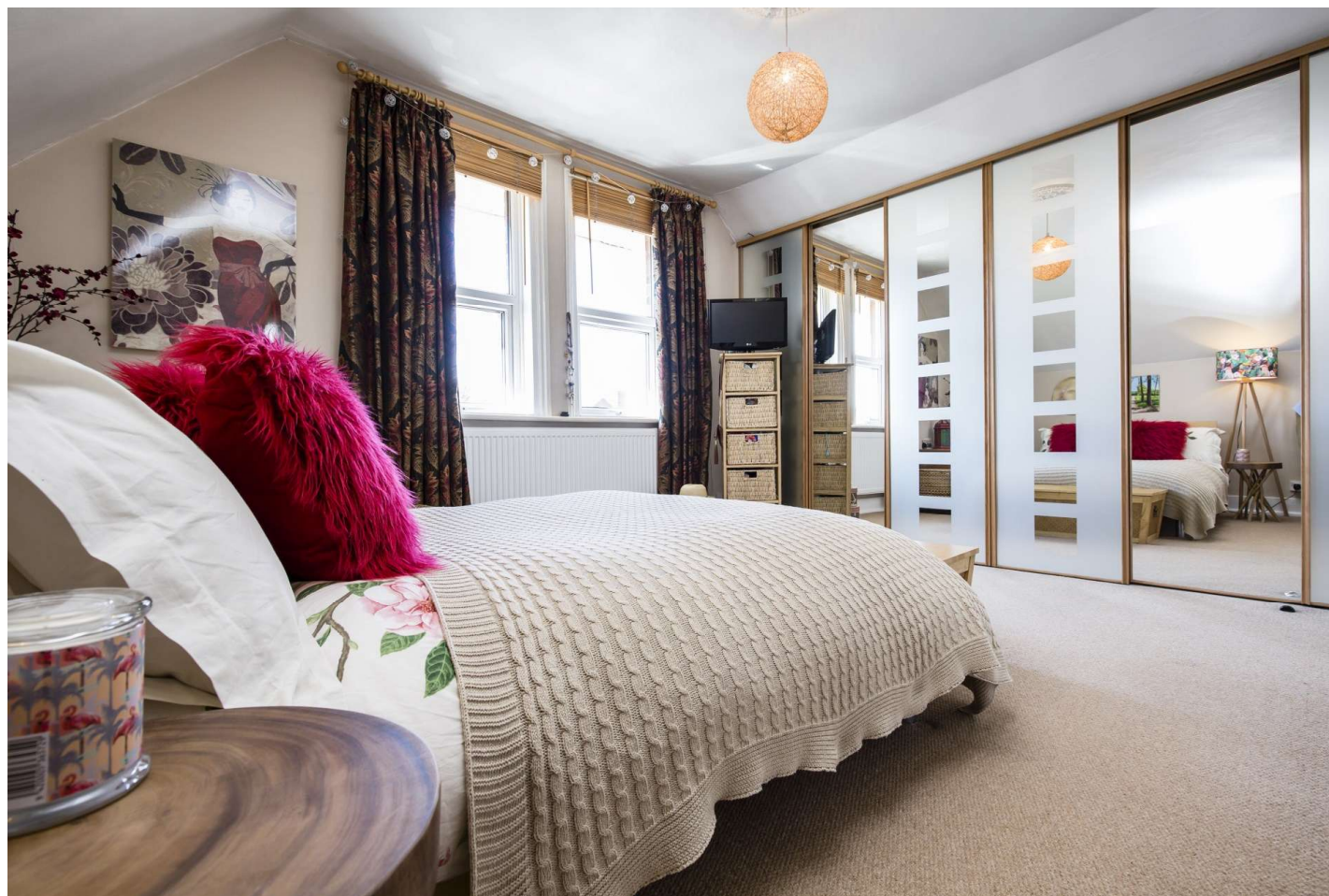
Part opaque glazed Communal Front Entrance Door, which opens to:

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

Stairs rising to second floor:

Entrance Hallway: with two storage cupboards with hanging rail and shelving and doors to:





Living/Dining Room: 16'3 x 12'10 rear aspect double glazed windows overlooking the garden, wooden effect laminate flooring, radiator and door into:

Kitchen: 10' x 5'7 side aspect Velux window, wooden effect laminate flooring, stainless steel sink with drainer and mixer tap over, fitted electric oven with 4 ring electric hob above, extractor hood, space for fridge/freezer and space and plumbing for washing machine. The kitchen has plenty of worktop space and a good selection of eye and base level units, some glazed, with some open shelving.

Shower Room: side aspect Velux window, shower cubicle with wall mounted electric shower fitting, pedestal wash hand basin with mixer tap, low level WC, open wall shelving, part tiled walls, linoleum flooring, ceiling loft access hatch and radiator.

Bedroom: 13'8 x 12'4 front aspect double glazed windows, a wall of fitted part mirrored sliding door wardrobes with hanging rails and shelving and radiator.

Outside: To the front is hard surface off-street driveway with an allocated parking space. 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:

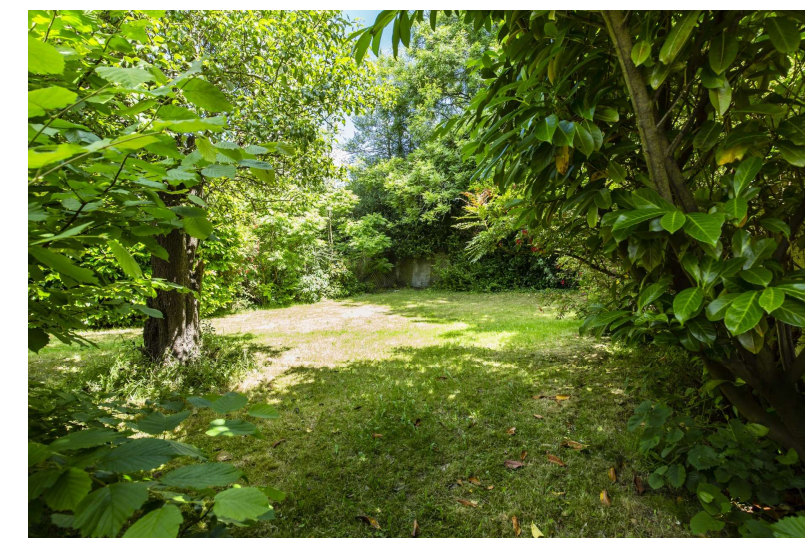
Tenure: Share of Freehold

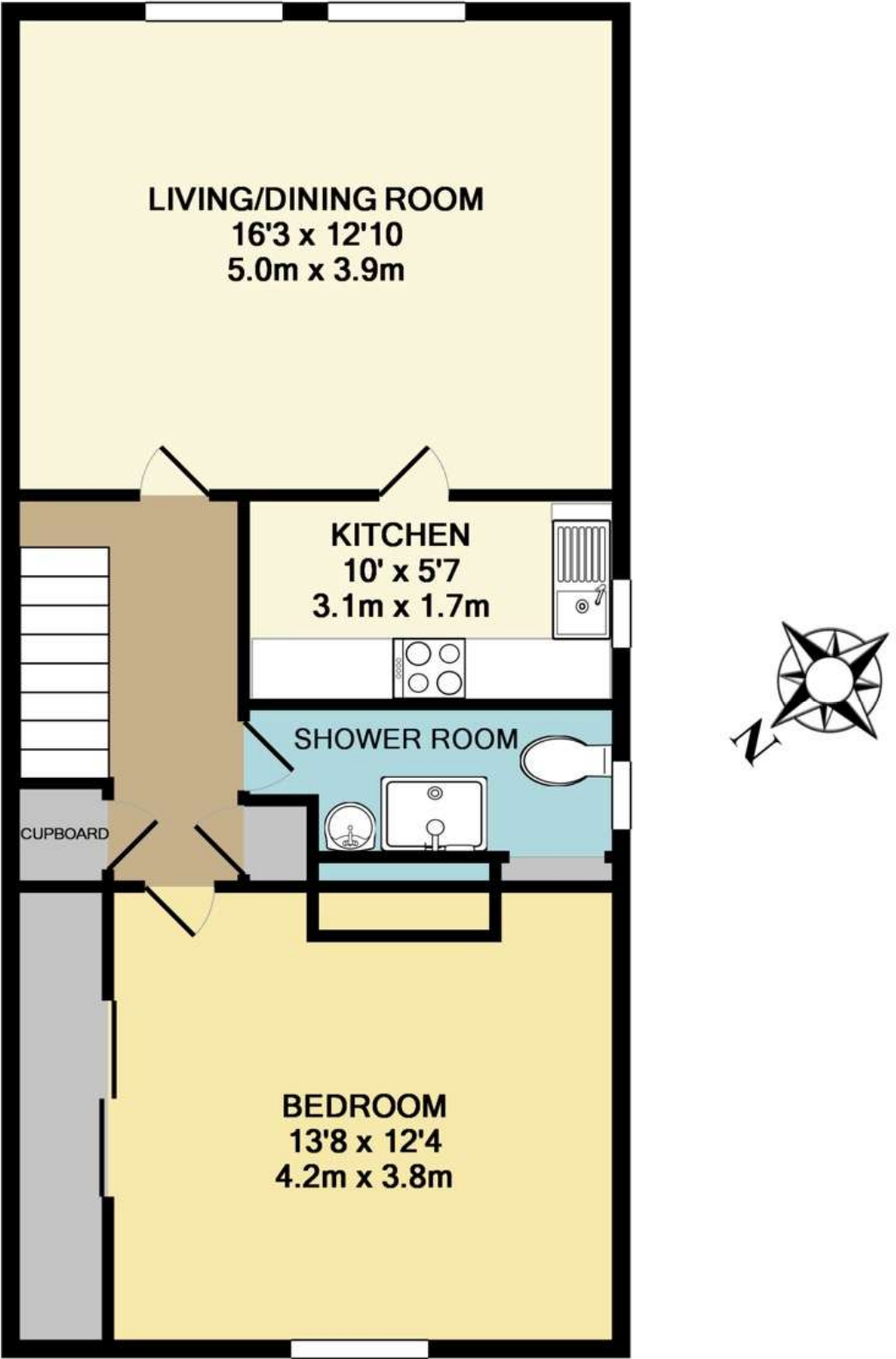
Length of lease: to be extended to 999 years

Local authority: Tunbridge Wells Borough Council

Council tax: Band B (£1,329.00)

EPC: D (57)





TOTAL APPROX. FLOOR AREA 578 SQ.FT. (53.7 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	57	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	51	60
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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.



