

Flat 14, 19-21 Upper Grosvenor Road, Tunbridge Wells





Flat 14, 19-21 Upper Grosvenor Road, Tunbridge Wells TN1 2DU

Ideally Located 1-Bedroom Apartment in Period Conversion

Accommodation Summary

- Second floor 1-bedroom apartment in period conversion
 - Spacious living/dining room
 - Fitted kitchen
 - Separated sleeping area
 - Modern bathroom
 - Off road parking
 - Communal garden
- Close to mainline station, 0.5 miles distance
- Sought after central location



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This spacious and bright 1-bedroom apartment is touchingly close to the town's restaurants, shops and cafes and within a short walk of mainline stations, making it perfect for young professionals with commuting needs.

Set back from the road by its private off-street parking space, the apartment sits on the second floor of its handsome period house.

A neat communal hallway leads you up the carpeted stairs to the second floor apartment.

Its own front door opens into a neat entrance hall with space for coats and shoes.

First on the left, the bathroom with its shower over the bath is spacious and modern with natural light gleaming off its tiles creating a soothing bathing experience.

Beyond, the living/dining room is flooded with light from its large front aspect window offering roof top views. It has smart wooden effect flooring and it is plenty big enough for a large comfortable sofa to relax in or to entertain and dine at a dining table.

The well separated kitchen area forms an open U space at the far end of the living room enabling you to chat to friends and family as you prepare dinner. Plenty of white units topped with dark grey work surfaces are separated by the oven and space for other under counter appliances. It has everything you need for a wonderful cooking experience.

The bedroom space, which is set behind double doors off the living room, is small but perfectly formed with room for a double bed. A fitted cupboard and double wardrobe give you plenty of storage options.

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 second floor and the apartment's own front door opening into:

Entrance Hallway: with wooden effect flooring, space for coats and shoes and doors to:

Bathroom: side aspect opaque window, tiled panel enclosed bath with wall mounted shower, mixer tap and hinged glass shower screen, recessed wall shelves, vanity unit with wash hand basin with mixer tap over and cupboard under, concealed cistern WC, tiled walls and flooring and heated towel rail.



Living/Dining Room: 18'9 x 11'7 front aspect double glazed window, wooden effect laminate flooring, alcove shelving, electric storage heater and opening into:

Kitchen: wooden effect laminate flooring, stainless steel sink with drainer and mixer tap over, electric oven with 4 ring electric hob above, extractor hood, space for fridge/freezer, space and plumbing for washing machine. The kitchen has plenty of worktop space and a good selection of eye and base level units, with a wine rack.

Double doors open into:

Bedroom: 9'2 x 6'4 side aspect double glazed window, wooden effect laminate flooring, wall shelving, double wardrobe and fitted cupboard.

Outside: To the front is a low brick wall with flower beds behind and a hard surface off-street driveway with an allocated parking space. To the rear is a communal garden, laid mainly to lawn, ideal for summer BBQs.

General:

Tenure: Leasehold

Length of lease: 93 years remaining

Freeholder: TBC

Managing Agent: South East Properties Ltd

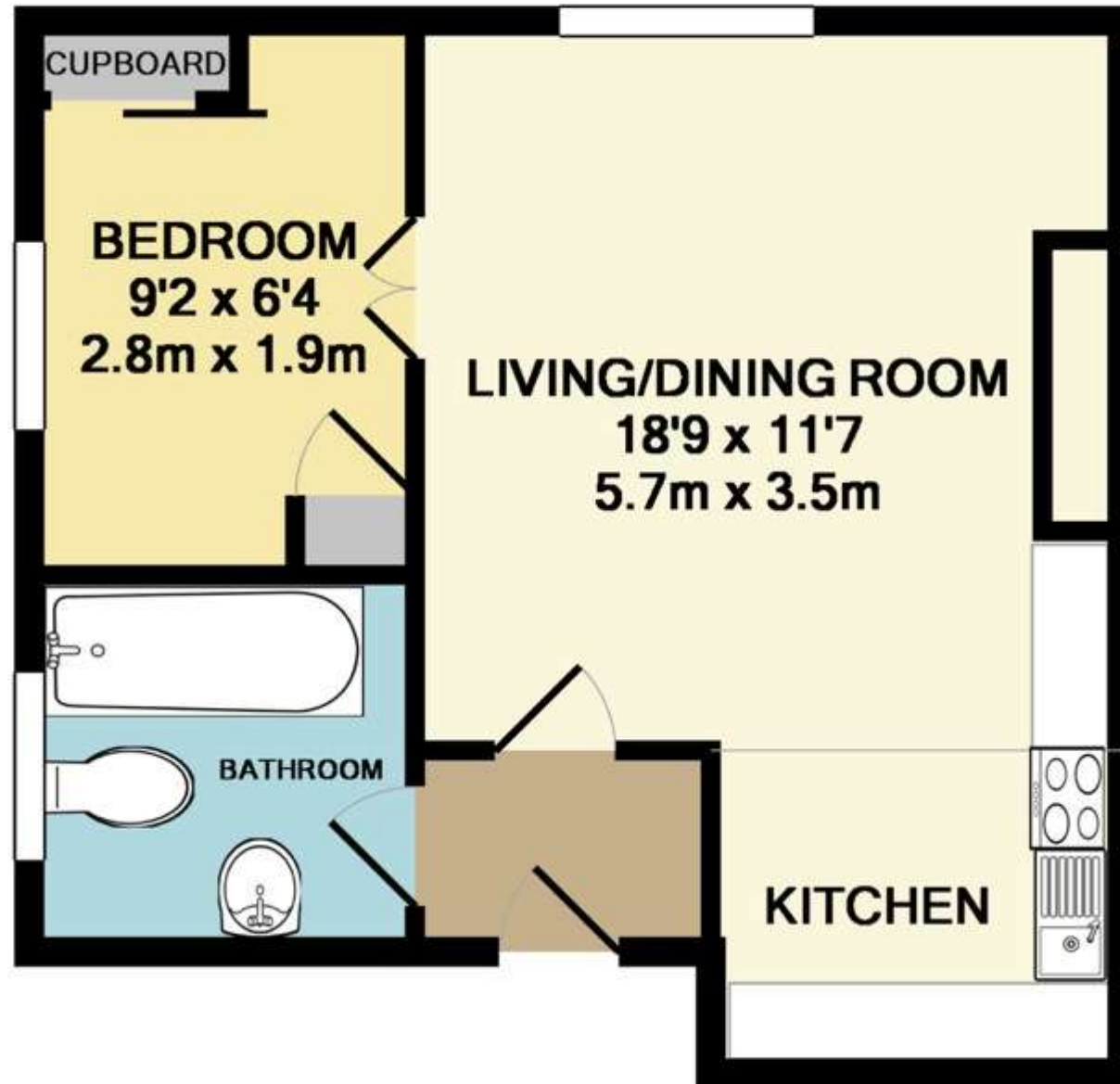
Service Charge/Ground Rent: £1,020 P/A

Local authority: Tunbridge Wells Borough Council

Council tax: Band A (£1,139.00) / EPC: E (45)

AREA INFORMATION: 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.





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		45	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			43
(21-38) F		27	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 288 SQ.FT. (26.8 SQ.M.)
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