

Flat 4, 54 Grove Hill Road, Tunbridge Wells





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Centrally Located 2-Bedroom Period Conversion Apartment

Accommodation Summary

- Raised ground floor period conversion apartment
 - 2 double bedrooms
- Elegant living/dining room
 - Stylish kitchen
 - Bathroom
 - Private terrace
 - Prime location
- Share of freehold
- Close to station



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This stylish apartment is set in a handsome mid terraced Victorian conversion which is moments away from the town's restaurants, shops and cafes and within a short walk of the Pantiles and mainline station, making it perfect for young professionals with commuting needs.

The shared entrance front door opens into a smart communal hallway of Victorian proportions.

The apartment's own front door opens into a welcoming hallway with the spacious living/dining room at the front. It's large bay sash window, overlooking the street below, bounces light across the high-ceilinged room and there is plenty of space for comfy furniture and a table and chairs for dining.

The well separated kitchen area to the rear enables you to chat to friends and family as you prepare dinner. Plenty of warm wooden effect units topped with dark contrasting work surfaces are separated by the integrated appliances.

Returning to the hallway, is a double bedroom with its own large sash window and fitted wardrobe.

Next door is the bathroom with an over bath shower.

At the rear is the master bedroom which is a good-sized light and airy room, its double doors opening onto the private terrace bringing in lots of light from the South-facing aspect,

The private garden terrace is a fantastic addition, perfect for entertaining and large enough for you to use it as an extension of the reception space in the warmer months.

With its generous room proportions, proximity to the shops and parks and with fantastic commuter links on its doorstep, this apartment is a must see!

Part opaque glazed Communal Entrance Door, which opens to:

Communal Reception Hall: leading to the apartment's own private front door opening into:

Entrance Hallway with space for coats and shoes, fitted storage cupboard with lighting, entry phone, radiator and doors to:

Living/Dining Room/Kitchen: 20'3 x 14'2 front aspect bay window overlooking the street, radiators and opening into:

Kitchen: wooden effect laminate flooring, stainless steel 1 ½ bowl sink with drainer and mixer tap over, space and plumbing for washing machine, integrated Bosch dishwasher, integrated under counter fridge, integrated under counter freezer, integrated electric oven with 4 ring gas hob above, pull out extractor hood and tiled splash back. The kitchen has plenty of worktop space and a good selection of eye and base level wooden effect units.



Bedroom 2: 10' 9 x 10' 9 Rear aspect sash window, fitted wardrobe cupboard with hanging rail and shelf and radiator.

Bathroom: panel enclosed bath with mixer tap and hand-held shower attachment with wall fixing, low level WC, radiator, pedestal wash hand basin, part tiled walls, wooden effect vinyl flooring and extractor fan.

Bedroom 1: 14' 3 x 13' 2 fitted cupboard housing the combination boiler with shelf and storage space and cupboard over, radiator and part glazed rear aspect double doors opening onto:

Garden Terrace: private south facing enclosed terrace to the rear of the master bedroom with walled and fenced perimeters and tiled flooring.

General:

Tenure: Share of Freehold – 107 year lease

Local authority: Tunbridge Wells Borough Council

Ground Rent/Service Charge: £650.00 P/A

Council tax: Band C (£1,519.00)

EPC: D (66)





TOTAL APPROX. FLOOR AREA 679 SQ.FT. (63.1 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	66	71
(39-54) E		
(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	65	71
(39-54) E		
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(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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 Claremont, St James C of E, and The Mead School sit alongside the highly regarded and sought-after girls' and boys' secondary 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 Grove Park, Calverly Grounds, Grosvenor & Hilbert and Dunorlan Parks, 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.



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