

Ground Floor Flat, 162 Upper Grosvenor Road, Tunbridge Wells





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Beautiful Stylish 1-Bedroom Victorian Conversion Apartment

Accommodation Summary

- Ground floor apartment, with parking
 - 1 double bedroom
 - Living/dining room
 - Kitchen/breakfast room
 - Shower room
 - Private garden
 - Share of freehold
- Less than ½ a mile from mainline station
 - Short walk to town centre
 - Next to Grosvenor and Hilbert Park



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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 its private off street parking space, the apartment sits on the ground floor of this imposing Victorian house. Its own front door opens into a spacious entrance hallway with its warm wooden effect flooring seamlessly linking each room.

First on the left is the modern shower room with a double walk-in shower with rainwater shower head and a window drawing in natural light.

Conveniently placed next door is the double bedroom with a wall of fitted wardrobes, wooden effect flooring and beautiful garden views from its rear window.

Along the hallway is the stylish kitchen/breakfast room, with a breakfast bar placed in front of the large window, making it the perfect place for your morning coffee. There are plenty of fitted cupboards, which beautifully contrast in colour top and bottom, a fitted Hotpoint oven, 4 ring gas hob and space for additional appliances.

Completing the apartment at the front is the generously sized living/dining room, flooded with light from its bay window. A beautiful marble period fireplace frames the chimney breast and with plenty of room for sofas and furniture, it is the perfect space to relax and entertain in.

Outside there is a private garden with an area of lawn, a terraced area for dining and a shed for storage.

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!





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

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

Entrance Hallway: side aspect double glazed window, space for coats, wooden effect flooring and doors opening into:

Shower Room: side aspect opaque double glazed window, double shower cubicle with wall mounted shower attachment and rainwater shower head, vanity unit with wash hand basin and mixer tap over and drawers under, low level WC, heated towel rail, tiled walls and flooring.

Bedroom: 9'3 x 9'3 rear aspect double glazed window, fitted sliding door part mirrored triple wardrobe with hanging rail and shelf, wooden effect flooring and radiator.

Kitchen/Breakfast Room: 8'8 x 13'11 rear aspect double glazed window, wooden effect flooring, inset stainless steel sink with mixer tap over, fitted Hotpoint oven, 4 ring gas hob, pull out extractor hood, fitted slimline dishwasher, space for fridge/freezer, space and plumbing for washing machine, fitted cupboard housing the boiler with cupboard above and radiator.

The kitchen has plenty of worktop space and a good selection of eye and base level units with a breakfast bar overhang with space for 2 bar stools.

Living/Dining Room: 15'5 x 16'7 front aspect double glazed bay window overlooking the road, marble fireplace with tiled surround, wooden effect flooring and radiator.

Outside: To the front is an off-street parking space with stone steps beyond leading up to the opaque part glazed front entrance door with opaque window panes to the side and above. To the rear is a private garden separated by planting and close boarded fencing with an area of lawn, a gravelled terrace for a table and chairs, some mature flowers, shrubs and trees and a wooden shed for storage.

General:

Tenure: Share of Freehold

Length of lease: 116 years remaining

Local authority: Tunbridge Wells Borough Council

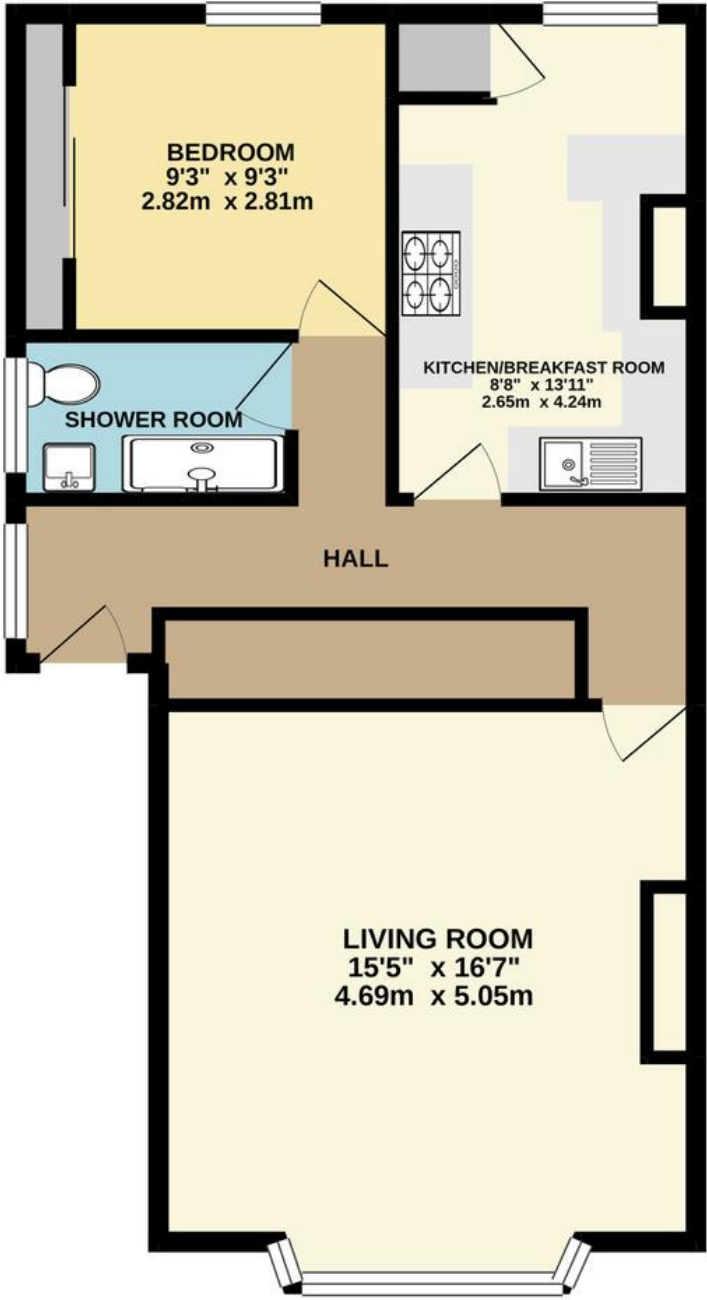
Service Charge/Ground Rent: £900.00 P/A

Council tax: Band B (£1,459.00)

EPC: B (70)



GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
	70	78
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		
	70	81
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.



