

Top Floor Flat, 160 Upper Grosvenor Road,
Tunbridge Wells





Top Floor Flat, 160 Upper Grosvenor Road, Royal Tunbridge Wells, TN1 2EQ

Fantastic Top Floor 2-Bedroom Victorian Conversion Apartment

Accommodation Summary

- Share of freehold
 - 2 Bedrooms
- Stylish reception room
- Contemporary kitchen
- Modern bathroom
 - Private garden
- Off-Street Parking
- Less than ½ a mile from mainline station



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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 first floor of this imposing Victorian house. Its own front door opens onto a staircase with its gleaming bannisters and bright cream walls leading you upwards to a spacious entrance hallway.

Light pours into the large living room from its triple bay windows and a beautiful period fireplace frames the chimney breast. Alcove shelving and low level cupboards provide ample storage while its generous size makes it big enough for furniture and large family sofas to relax in at the end of long busy days.

Next door the kitchen, its cream units bathed in light from the large window at the far end of the room, has everything you need. There are plenty of fitted cupboards and stylish lime green counter surfaces with included appliances such as an electric oven, washing machine and dishwasher.

Across the hall is a separate cloakroom and modern bathroom with its natural light, white fittings, contemporary tiles and a wall attached shower over the bath offering a soothing bathing experience.

Returning to the hall is the pretty second bedroom whose decorative wallpaper, high ceiling and period fireplace delivers a feeling of comfort and warmth.

Completing the flat is an expansive master bedroom with its fitted wardrobe, a handsome fireplace and beautiful view out over the garden from its large window.

Outside there is a secluded private garden at the rear with a large summer house and terraced area that provides perfect entertaining space in the warm summer months.

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.





Part glazed Communal Front Entrance Door, which opens to:

Communal Reception Hall: leading to the flat's own front door opening onto the stairs up to the first floor with a mid-height landing and a door into the:

Entrance Hallway: with wardrobe with cupboard and internal shelving above, loft access, radiator and doors to:

Living Room: 13' x 18' Front aspect triple bay windows overlooking the road, alcove shelving and low level cupboards with internal shelving, painted cast iron fireplace with mantel and slate hearth and radiator.

Kitchen: 6' x 15' 5" Front aspect window, laminate flooring, stainless steel sink with mixer tap over, electric oven with 4 ring hob, fridge freezer, washing machine, dishwasher, wall mounted boiler and radiator. The kitchen has plenty of worktop space and a good selection of cream eye and base level units, part glazed and some open shelves with basket drawer pull outs.

Bedroom 1: 11' 2 x 14' Rear aspect window with views of the garden, alcove double wardrobe, painted cast iron fireplace with mantel and fire basket and radiator.

Bedroom 2: 7' 8 x 10' 5" Rear aspect window, alcove wardrobe with cupboard above, painted cast iron fireplace with mantel and fire basket and radiator.

Bathroom: Side aspect part opaque window, panel enclosed bath with mixer tap, wall mounted shower fitting, glass shower bath screen, wash basin set on vanity unit with cupboard under and mixer tap over, heated towel rail, tiled walls and flooring and radiator.

Cloakroom: Side aspect window, low level WC, side storage cupboards, radiator and tiled floor.

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 enclosed by mid height fencing and accessed via a gate laid mainly to lawn with mature shrubs and trees and a sunken terraced area providing perfect entertaining space, with a large part glazed summer house and slimline shed.



General:

Tenure: Share of Freehold

Length of lease: 125 years

Local authority: Tunbridge Wells Borough Council

Service charge/ground rent: £930.00 per annum

Council tax: Band B (£1229.15)

EPC: C (69)

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.

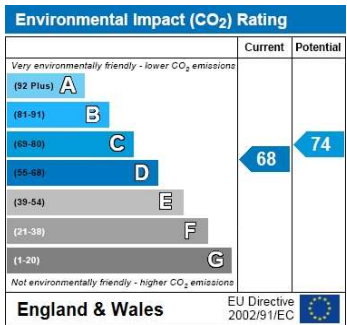
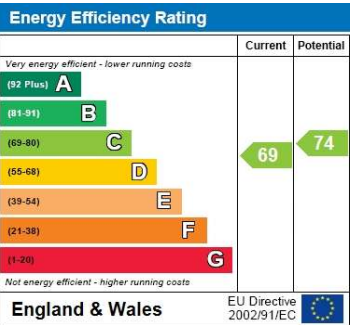
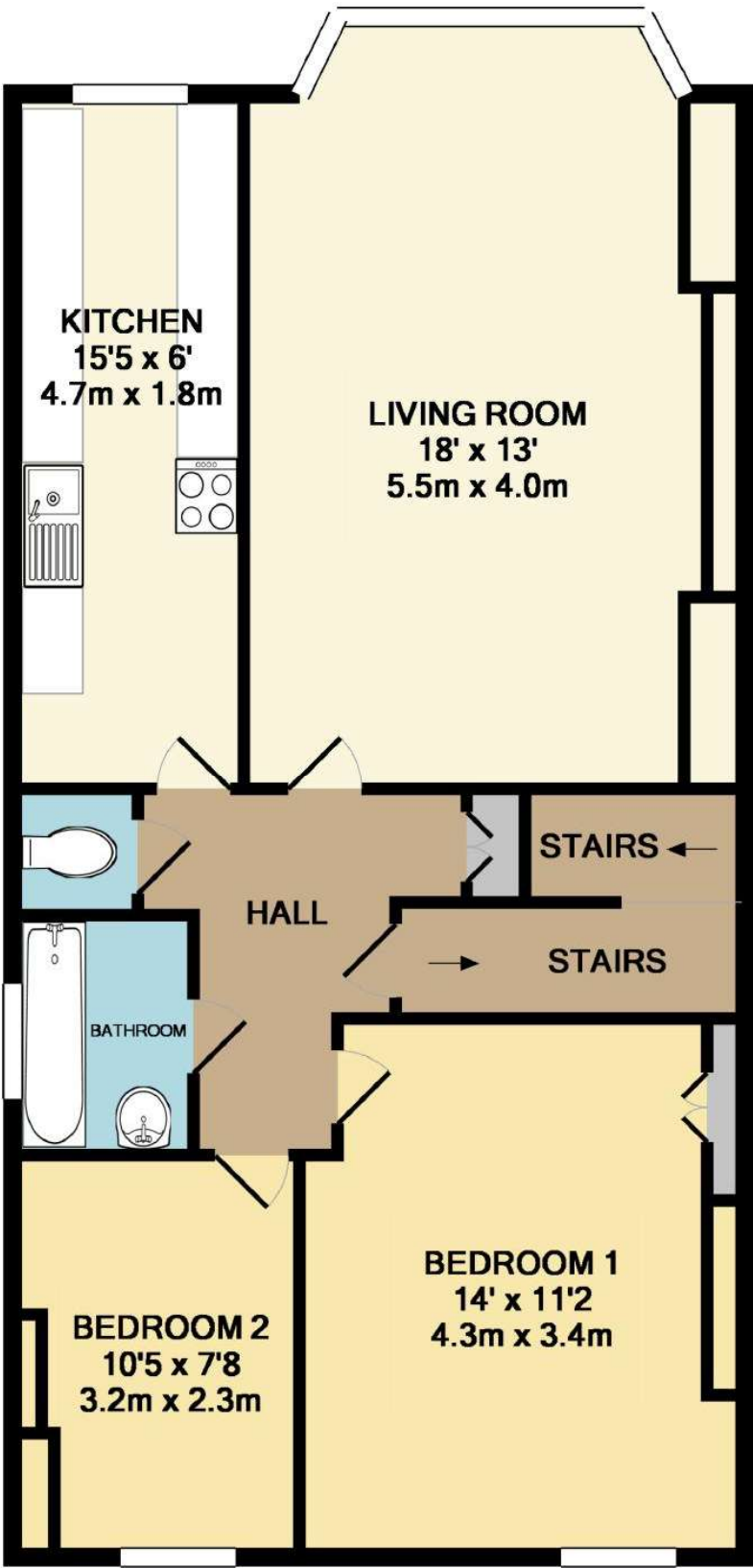
As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

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.



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