

# Flat 1, 187 Upper Grosvenor Road, Tunbridge Wells





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*Perfectly located 1-bedroom apartment in period conversion with parking*

## **Accommodation Summary**

- Ground floor period conversion apartment
  - Double bedroom
  - Living/dining room
    - Kitchen
    - Bathroom
  - Parking space
- Walking distance of mainline station
- Close to town centre and local amenities
  - No onward chain



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This stylish apartment sits on the ground floor of a smart semi-detached Victorian conversion which itself is set back from the road by a driveway, with access to the apartment's parking space at the rear.

A part glazed entrance door opens into a smart communal hallway of Victorian proportions.

The apartment's own front door opens into a spacious hallway with a high ceiling, immaculate décor and a useful utility cupboard with space and plumbing for appliances at the far end.

First on the right is the elegant living/dining room, flooded with light from its bay window. It is an exceptionally welcoming space with its neutral wall colour and warm wooden flooring and has plenty of space for furniture.

Next door is the double bedroom with a large side aspect window bringing in lots of natural light.

Along the hallway is the stylish kitchen, its white glossy cabinets top and bottom contrasting beautifully with dark counter surfaces and tiled splash backs. An integrated oven, four ring electric hob and 1 ½ sink placed under the window make it a cook's dream.

Opposite is the modern bathroom with a freestanding bath and separate shower cubicle.

This fabulous apartment is opposite the entrance for Grosvenor & Hilbert Park with High Brooms mainline station just a short walk away giving fast access into central London in less than an hour. A must see!





**Part opaque glaze communal entrance door, which opens into:**

**Communal Reception Hall:** with fitted cupboard housing the meters and leading to the apartment's own front door opening into:

**Entrance Hallway:** wooden flooring, utility cupboard with space and plumbing for appliances, radiator and doors opening into:

**Living/Dining Room:** 14'11 x 13'6 front aspect double glazed bay window, opening in chimney breast with tiled hearth, wall hung door entry phone, radiator and wooden flooring.

**Bedroom:** 11'5 x 9'1 side aspect double glazed window and radiator.

**Kitchen:** 9'1 x 5'5 side aspect double glazed window, eye and base level white units, wall hung boiler, stainless steel 1 ½ sink with mixer tap and drainer, counter top, under counter space for fridge, integrated four ring electric hob, integrated oven, extractor hood, tiled splash backs and tiled flooring.

**Bathroom:** wall hung wash hand basin with mixer tap, low level WC, freestanding bath with mixer tap and hand held shower attachment, shower cubicle with wall mounted shower attachment, heated towel rail, tiled flooring and part tiled walls.

**Outside:** A communal driveway leads to the rear of the building with a parking space for the apartment.

**General:**

Tenure: Leasehold (94 years remaining)

Local authority: Tunbridge Wells Borough Council

Service Charge: £75.00 PCM

Council tax: A (£1,312.00)

EPC: D (62)



GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 419 sq.ft. (38.9 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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, Calverley 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.

