



WOOD & PILCHER



- Versatile 3 Bed Apartment
- Beautiful Private Garden
- Large Kitchen/Breakfast Room
- No Onward Chain
- Allocated Parking Space
- Energy Efficiency Rating: D

Upper Grosvenor Road, Tunbridge Wells

£425,000

woodandpilcher.co.uk

Garden Flat, 126 Upper Grosvenor Road, Tunbridge Wells, TN1 2EX

Wood & Pilcher are pleased to offer this spacious three bedroom apartment with its beautiful private rear garden which is rare in this area. The accommodation is very flexible having an entrance hall, inner hallway, sitting room with open fireplace, a good sized kitchen/breakfasting room which both offer views onto the private garden, three bedrooms with the master having an en suite bathroom and further family bathroom. The property also benefits from a parking space as well as being offered with no onward chain thereby streamlining the buying process. An early viewing is recommended to take advantage of this unique property.

ENTRANCE:

Steps down to:

ENTRANCE HALLWAY:

Tiled flooring, radiator, inner door into:

INNER HALLWAY:

Wooden flooring, radiator.

SITTING ROOM:

A good sized room with period features offering lovely views over the rear garden with feature fireplace with marble surround. Wooden flooring. Double glazed door to rear with side windows.

KITCHEN/BREAKFAST ROOM:

A spacious kitchen/breakfasting room with a large range of wall, base, drawer and display units with a complementary worktop. Inset one and a half bowl sink and drainer. Large range cooker with extractor fan over. Built in dishwasher, also offering washing machine and fridge/freezer. Roof lantern, two radiators. Double glazed door to side with rear windows to side and rear. Tiled floor.

MASTER BEDROOM:

A double bedroom with a good range of built in drawer units and wardrobes, double glazed bay window to front with shutters, carpet, radiator.

EN SUITE:

A white suite comprising panelled bath with shower over, wash hand basin with cupboard underneath, low level wc. Part tiling to walls, heated towel rail and radiator, downlights, tiled flooring.

BEDROOM 2:

A double room with built in cupboards, double glazed window to side, carpet, radiator.



OFFICE/SNUG:

Part glazed door to inner hallway, double glazed window to side, carpet, radiator.

FAMILY BATHROOM:

Panelled bath with shower over, shower rail and curtain, pedestal wash hand basin, low level wc. Double glazed window to front, heated towel rail, extractor fan, part tiling to walls, tiled flooring.

OUTSIDE REAR:

The property enjoys a beautiful and large private rear garden with fencing and walling to boundaries. A good range of mature trees and shrubs to border. Wooden summerhouse/store, area of lawn, paved patio area and block paved pathways. Gated rear access.

OUTSIDE FRONT:

To the front there is an allocated parking space in front of the entrance to the property.

SITUATION:

The property is located on Upper Grosvenor Road in central Tunbridge Wells towards the town end of the road. To this end it enjoys particularly good access to the town's principal retail areas of The Royal Victoria Place and Calverley Road shopping precinct and sits well between the town's two main line railway stations. The property also has good access to Camden Road with a host of independent retailers and restaurants, as well as Mount Pleasant, the old High Street, Chapel Place and the Pantiles where again the majority of independent retailers, restaurants and bars can be found. The property is close to both Grosvenor and Hilbert Park and also Woodbury Park Cemetery - a mortuary garden that is now an attractive urban space. Tunbridge Wells has a particularly strong offering of schools and educational facilities and the property is well placed to take advantage of these.

TENURE:

Leasehold

Lease - 150 years from 7 June 2013

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

VIEWING:

By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	75 C
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1250 ft² ... 116.1 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are app 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 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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