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PILCHER**

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- Spacious 1 Bed Apartment
- Lounge Open To Terrace
- Attractive Period Building
- Generous Bedroom Size
- Parking at Rear of Property
- Energy Efficiency Rating: D

Upper Grosvenor Road, Tunbridge Wells

£215,000

woodandpilcher.co.uk

Flat 8, 47 Upper Grosvenor Road, Tunbridge Wells, TN1 2DY

A most impressive and re-modelled one bedroom apartment with generous living space opening to a terrace with views towards Woodbury Park Cemetery. Offering a larger size that one would traditionally expect from a property of this description, the flat has a principal living area with contemporary fitted kitchen open to the lounge and aforementioned terrace with a further large bedroom enjoying a separate dressing area. Traditionally popular with first time buyers and investors, we would recommend an early appointment to view.

Access is via a solid door to:

ENTRANCE HALL:

Carpeted, areas of cornicing, wall mounted electric consumer unit, wall mounted entry phone, areas of fitted book shelves, fitted coat rack.

BATHROOM:

Low level wc, pedestal wash hand basin with mixer tap over, panelled bath with taps over and further fitted single headed electric shower. Fitted shower screen, towel radiator. Tiled floor, tiled walls, textured ceiling, cornicing, extractor fan, electric shaver point, wall mounted cabinet.

BEDROOM:

Being of a particularly good size with high ceilings, carpeted, picture rail, cornicing, good space for bed and wardrobes etc. Double glazed window to side, various media points. Decorative arch that leads to:

DRESSING AREA:

Double glazed window to side, carpeted, areas of fitted shelving, areas of fitted coat rails and a cupboard housing the hot water cylinder with further storage below.

LOUNGE/KITCHEN:

Lounge Area: Carpeted, high ceilings and further skylight, various media points, good space for table, chairs and entertaining. Double glazed French doors leading to a terrace with retaining iron railing and affording views over the car park and towards Woodbury Park cemetery beyond.



Kitchen Area: Fitted with a range of base units with complimentary work surface, integrated washing machine, integrated fridge and freezer. Inset one and a half bowl stainless steel sink with mixer tap over, areas of further shelving, inset four ring 'Zanussi' electric hob with glass splashback and feature stainless steel extractor hood and integrated electric oven. Floor to ceiling fitted cupboards with shelving and space for freestanding items, vinyl flooring.

OUTSIDE:

The property enjoys generous parking to the rear with a further small garden area beyond this immediately adjacent to the extremely well tended Woodbury Park cemetery gardens.

SITUATION:

The property is located on Upper Grosvenor Road. The Royal Victoria Place shopping precinct and Calverley Road pedestrianized areas are a short walk away, as is the recently refurbished Grosvenor and Hilbert Park. A beneficiary of a large grant, this exciting outdoor space hosts areas of medieval woodland, alongside football and sports pitches, ornamental lakes, wetland features and cafeteria - a real jewel in Tunbridge Wells' crown! Tunbridge Wells offers an excellent mix of social, retail and educational facilities and beyond the aforementioned precincts, there are a host of impressive independent retailers and restaurants located along Mount Pleasant, the old High Street, Chapel Place and The Pantiles. The town has a host of excellent schools and the property is well placed to take advantage of such facilities.

TENURE: Leasehold with a share of the Freehold

Lease - 999 years from 25 December 1988

Service Charge - currently £1168.88 per annum

No Ground Rent

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

COUNCIL TAX BAND: A

VIEWING: By appointment with Wood & Pilcher 01892 511211

AGENTS NOTE: Please be advised that the photographs used are historic, having been taken in 2019.





Approx. Gross Internal Area 608 sq. ft / 56.5 sq. m

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 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 or tenant. 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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