



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Unique Detached Apartment
- Popular Central Location
- Private Garden overlooking Woodland
- 2 En Suite Bedrooms
- Single Garage
- Energy Efficiency Rating: C

Upper Grosvenor Road, Tunbridge Wells

£325,000

woodandpilcher.co.uk

Compass Point, 51a Upper Grosvenor Road, Tunbridge Wells, TN1 2DY

A great opportunity to purchase a unique detached apartment in this popular location within the town centre. The beautifully presented apartment is accessed by steps up to a private entrance and has the added advantage of its own private garden overlooking woodland as well as a single garage. The accommodation includes entrance hallway with good storage, an open plan living area and two double bedrooms both with en suite bathrooms. An early viewing is recommended as there are not many apartments coming to the market with both a garage and its own private garden.

ENTRANCE:

To the rear of the building with external steps up to private entrance door into:

HALLWAY:

A good sized hall with laminate flooring and radiator. Two built in store cupboards both with power.

LIVING AREA:

An open plan living area. A modern kitchen with a range of wall, base and drawer units with wooden effect worktop. Built in oven with gas hob and extractor fan over. Built in washing machine/dryer, dishwasher and fridge/freezer. Wall mounted gas central heating boiler. Part tiling to walls, radiator. Two sky lights, further porthole window and double glazed window to rear.

BEDROOM 1:

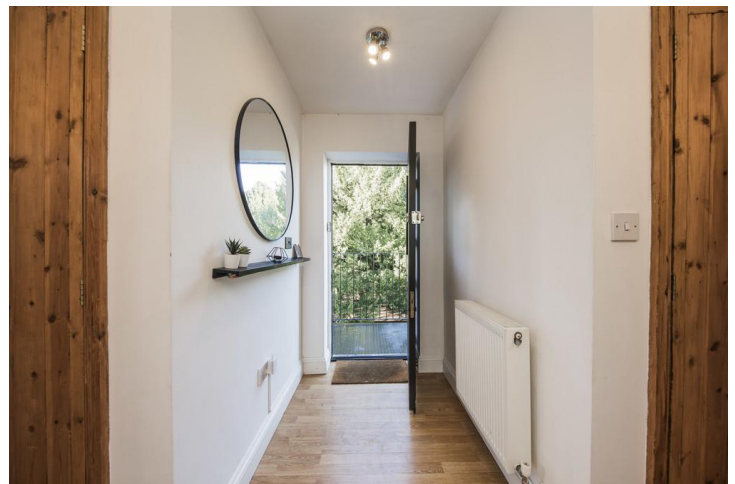
A double bedroom with double glazed sash window to rear, built in double wardrobe with mirrored fronts. Wood effect laminate flooring, radiator.

EN SUITE:

Fitted with a suite comprising panelled bath with mixer tap and handheld shower attachment, low level WC, wash hand basin with cupboard underneath. Heated towel rail, part tiling to walls, tiled floor, extractor fan, skylight.

BEDROOM 2:

A further double bedroom with double glazed sash window to front, radiator.



EN-SUITE:

A white suite comprising panelled bath with mixer tap and handheld shower attachment, low level WC, wash hand basin with cupboard underneath. Heated towel rail, part tiling to walls, tiled floor, extractor fan, skylight.

OUTSIDE REAR:

There is a private garden which has fencing to boundaries. Gate access. Paved patio area and area of gravel.

GARAGE:

There is a single garage which is the first garage on the left hand side with an up and over door, power and light.

SITUATION:

The property is located on Upper Grosvenor Road in the centre of Tunbridge Wells. It has an excellent selection of period houses and conversion apartments and offers almost immediate pedestrian access to the town centre itself with the Royal Victoria Place Shopping Mall and associated Calverley Road Precinct offering a wide range of multiple retailers and a further mix of principally independent retailers, restaurants and bars located between Mount Pleasant and the Pantiles. Tunbridge Wells has a wide range of social and educational facilities to include a number of sports and social clubs, two theatres and an excellent mix of schools at primary, secondary, independent and grammar levels. The town also has two main line railway stations affording fast and frequent access to London termini. The property is immediately adjacent to Woodbury Park Mortuary Gardens and a within a short distance of Grosvenor & Hilbert Park which has benefited from a recent lottery grant and is now a fantastic urban facility.

TENURE:

Leasehold with a share of the Freehold
Lease - 125 years from 1 January 2003

Service Charge - currently £1414.80 per year

No Ground Rent - currently £

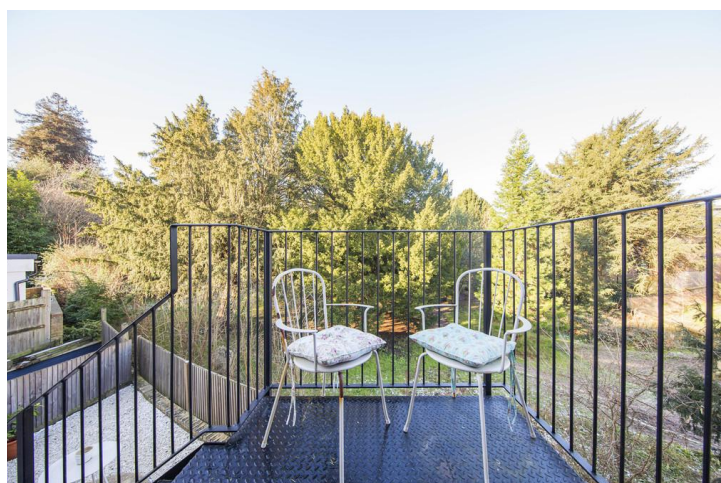
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

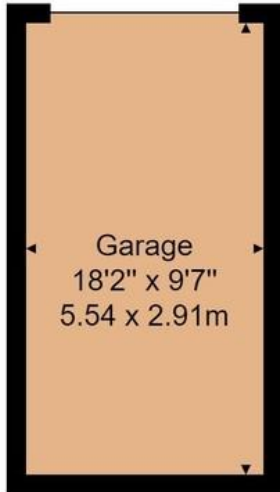
COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511211





Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor

House Approx. Gross Internal Area 697 sq. ft / 64.7 sq. m
 Garage Approx. Internal Area 174 sq. ft / 16.1 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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