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PILCHER**

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- Ground Floor Apartment
- 1 Double Bedroom
- Convenient TW Location
- Private Garden Area
- Allocated Parking Space
- Energy Efficiency Rating: C

**Upper Grosvenor Road , Tunbridge Wells**

**£239,950**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

## Ground Floor Flat, 162 Upper Grosvenor Road, Tunbridge Wells, TN1 2EQ

Enjoying a particularly convenient location with excellent access to both town and railway stations, a private parking space and a good area of private garden to the rear of the property, a generously proportioned one bedroom ground floor conversion apartment on Upper Grosvenor Road in central Tunbridge Wells. A glance at the attached photographs and floorplan will give a good indication as to the importance of the lounge and reception areas within this property which are of an especially good size and style. The lounge has a feature open fireplace with marble surround and excellent entertaining and dining space. The bedroom is to the rear of the property away from the road and enjoys views across the aforementioned gardens.

As currently arranged, the property enjoys a generous entrance hallway, a double bedroom, a shower room, an attractive contemporary kitchen with breakfast bar area and the aforementioned spacious lounge. Properties with these specifications are traditionally very popular and to this end we would encourage all interested parties to make an early appointment to view.

Access is via a solid door to:

### ENTRANCE HALLWAY:

Good areas of wood effect flooring, double glazed window to the side, fitted coat hooks, high level ceilings, areas of cornicing. Doors leading to:

### SHOWER ROOM:

Fitted with a low level wc, feature wash hand basin with mixer tap over and storage below, walk in shower cubicle with sliding glass screen and two shower heads over. Tiled floor, part tiled walls, wall mounted towel radiator, wall mounted mirror cabinet, areas of cornicing. Opaque double glazed window to the side with fitted roller blind.

### BEDROOM:

Wood effect flooring, good space for double bed, areas of picture rail and period cornicing, radiator. A large bank of fitted wardrobes with areas of sliding glass doors. Double glazed windows to the rear.

### KITCHEN:

Fitted with a range of blue base units and a complementary work surface. Integrated 'Hotpoint' electric oven and inset four ring 'Zanussi' gas hob with feature splashback and an extractor hood over. Inset single bowl stainless steel sink with mixer tap over. Space for a washing machine and integrated slimline dishwasher. Space for freestanding fridge/freezer. Breakfast bar area suitable for two people. Cupboard housing a wall mounted boiler with storage space and further cupboard with additional storage above. Good general storage, good areas of wood effect flooring, picture rail, cornicing, inset spotlights to the ceiling, radiator. Double glazed windows to the rear with fitted roller blind.



**LOUNGE:**

Of a particularly impressive size and with ample space for lounge furniture, dining furniture and entertaining. High level original period skirting boards, picture rail, feature cornicing, various media points. Shallow bay window comprised of three sets of double glazed panels with fitted blinds. Feature cast iron fireplace with tiled slips, marble mantle and surround. Fitted shelving to one side of the chimney breast with a fitted cupboard housing meters etc.

**OUTSIDE FRONT:**

The property enjoys the use of a single allocated parking space to the front of the property (the middle of the 3 spaces) as well as use of a private garden to the rear.

**OUTSIDE REAR:**

The garden is accessed via a shared path running towards the rear of the garden and forms the middle section of the 3 gardens. It is principally set to lawn with retaining wooden fencing and areas of hedging. Low maintenance chipped stone area suitable for entertaining and for garden furniture etc. Detached shed, further low maintenance area suitable for BBQ's etc. The path continues to a neighbouring property at the rear of the garden.

**SITUATION:**

The property is located on Upper Grosvenor Road in central Tunbridge Wells. To this end it has excellent access to all facilities. Tunbridge Wells has a wide range of social, retail and educational facilities including a number of sports and social clubs and two theatres, an excellent range of principally independent retailers and restaurants between the Pantiles and Mount Pleasant as well as on Camden Road, with a wider range of multiple retailers located principally at the Royal Victoria Place and nearby North Farm Retail Estate. The property is also well positioned to take advantage of Grosvenor & Hilbert Park, a most attractive and popular venue with areas of ancient woodland, sports pitches, water features and walks. The town centre itself is approximately 0.5 of a mile from the property and High Brooms railway station is a little closer in the opposite direction.

**TENURE:** Leasehold with a share of the Freehold

Lease - 125 years from 25 December 2011

Service Charge - currently £900.00 per year

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:** B

**VIEWING:** By appointment with Wood & Pilcher 01892 511211

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

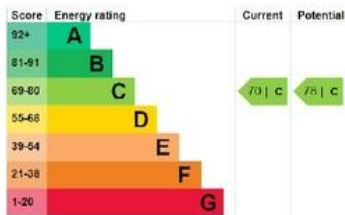
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating





Approx. Gross Internal Area 600 ft<sup>2</sup> ... 55.7 m<sup>2</sup>

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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