



**Upper Grosvenor Road, Tunbridge Wells, Kent,
TN1 2EH**

Guide Price £270,000 Leasehold

- A well presented two double bedroom ground floor apartment
- A very spacious deep cupboard for storage
- Good sized kitchen/breakfast area
- Marble effect work top in kitchen
- Plantation blinds to remain
- Leasehold
- One off road parking space
- Communal gardens
- Walking distance to the centre of town



A nicely presented two double bedroom ground floor apartment, set back from the road and comfortably placed on large plot with gardens to both front and rear to include a car park. This 1970's apartment is situated within walking distance of Tunbridge Wells Town Centre and bus stops with regular services into the centre of town. It benefits from having spacious accommodation spread evenly over the ground floor comprising a good sized living room/dining area, a kitchen with a breakfast bar, two good sized double bedrooms and a well appointed bathroom. There are communal gardens to the rear and an off road parking space. Gas fired central heating. Double glazed units throughout. Ground rent : £10.00 p/a
Service charges: £847.00 p/a.

Viewing Information

To view this property please contact Jenny Ireland at Mother Goose Estate Agents.



Location

The property is a short walk to High Brooms Station (which has links to London terminals) and within 1.2 miles of Tunbridge Wells, with Royal Victoria Place Shopping centre, shops, restaurants and coffee shops. It is also within walking distance to the award winning Grosvenor Park, a firm favourite with dog walkers and families. There are bus stops close-by with regular bus services to Tunbridge Wells Town Centre.

Ground Floor

Hallway

Wood laminate flooring. Attractive wood latticed radiator cover. A very deep spacious cupboard for storage.

Living Room/Dining Area

A charming open plan room bathed in plentiful natural light from the windows with front aspect. A feature fireplace with mantle above housing a living flame style fire. Radiator with attractive wood latticed cover.



Kitchen

Windows to front with plantation blinds. Vinyl flooring. Marble effect work top extended to the breakfast bar with space for stools beneath. Fitted electric oven with a four ring gas hob and extractor fan above. Space for fridge freezer. Plumbing for dish washer and washing machine. Wall mounted cupboard housing a combi gas boiler. Radiator.

Bedroom One

Window to rear. Radiator with attractive wooden latticed cover.

Bedroom Two

Window to rear. Radiator with attractive wood latticed cover.

Bathroom

Vinyl flooring. Extractor fan. Fully tiled shower cubicle with a wall mounted Triton electric shower unit with a hand held nozzle. WC and wash basin to match.



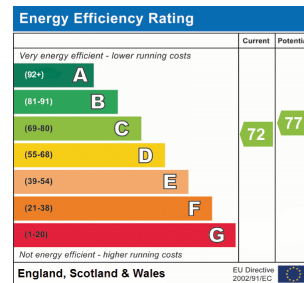
Outside

Front Garden

Mainly laid to lawn with access to the rear.

Rear Communal Gardens

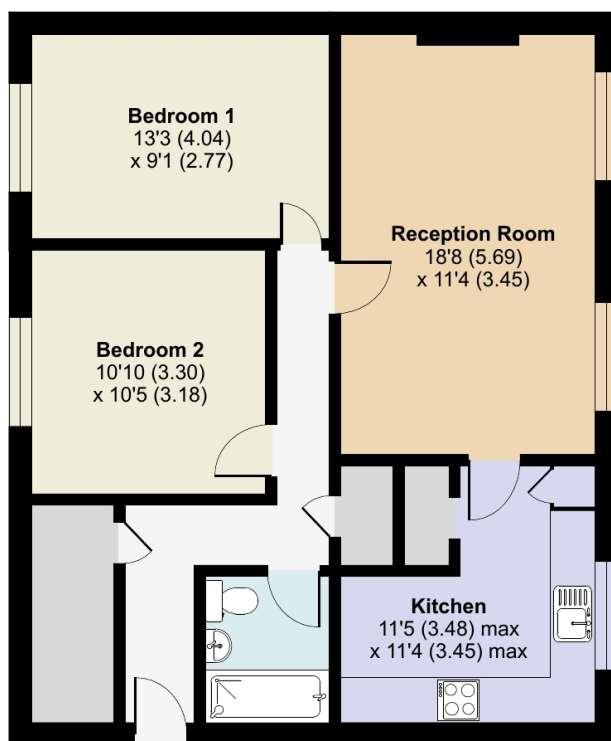
Mainly laid to lawn. Large car park with on space allocated per person.



Upper Grosvenor Road, Tunbridge Wells, TN1

Approximate Area = 762 sq ft / 71 sq m

For identification only - Not to scale



SECOND FLOOR