



Upper Grosvenor Road, Tunbridge Wells – TN1 2EF
Tunbridge Wells

Guide Price £200,000 – £220,000

bracketts
est. 1828



Bracketts are delighted to offer for sale this well-presented ground-floor one-bedroom/studio apartment, ideally located on Upper Grosvenor Road in Tunbridge Wells, within easy reach of the town centre and mainline station's. Set within this period building, the property benefits from its own private entrance, creating a sense of independence. Throughout, the accommodation is offered in good and modern condition. The apartment provides flexible living incorporating an open-plan lounge/dining space with a separate bedroom area, a fitted kitchen and a bathroom, making it an ideal first-time purchase, investment opportunity or pied-à-terre.

A particular feature of this home is the excellent outside space, including a well maintained and mature private garden and a separate courtyard area adjacent to the living space, along with the added advantage of a single garage, providing off-road parking or valuable storage. The garage has an up-and-over door, power, a light, two window's, and access to the garden.

Conveniently positioned for local amenities, shops, park and transport links, the property offers practical and low-maintenance living in a central Tunbridge Wells location.

The property is available for sale with no forward chain.

Lease 999years from 1991

Service charge £90pcm

Agents note - Japanese knotweed was found and eradicated in 2015 with a warranty until 2029

Council Tax band: A

Tenure: Leasehold



Upper Grosvenor Road, Tunbridge Wells, TN1

Approximate Area = 409 sq ft / 37.9 sq m

Garage = 188 sq ft / 17.4 sq m

Total = 597 sq ft / 55.3 sq m

For identification only - Not to scale

