

# Flat 14 Grosvenor Court

55 Upper Grosvenor Road • Tunbridge Wells • Kent • TN1 2DY



**Kings**

Professionals in Property



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**Kings are delighted to offer this well presented top floor apartment situated in a beautiful Victorian building in a popular residential area of the town being easy walking distance of the town centre and mainline railway stations.**

- Light & Airy Top Floor Apartment
- Walking Distance of the Town Centre
  - Two Bedrooms
  - Modern Bathroom
- L - Shaped Living Room & Fitted Kitchen
  - Allocated Off Road Parking
  - Gas Central Heating
- Good Eaves & Loft Storage Space
- Ideal First Time Buy / Buy to Let Investment
  - Energy Efficiency Rating C



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Kings are delighted to offer this well presented top floor apartment situated in a beautiful Victorian building in a popular residential area of the town being easy walking distance of the town centre and mainline railway stations. The apartment enjoys accommodation comprising two bedrooms, an L-shaped living area with windows to side giving roof top views, modern fitted kitchen and well appointed bathroom. Furthermore there is generous eaves storage space, wood frame double glazing and gas central heating. There is also the huge advantage of an allocated off road parking space.

**SITUATION** Upper Grosvenor Road is situated a few hundred yards from Tunbridge Wells town centre, which includes Royal Victoria Place shopping mall where multiple High Street retailers are represented, together with the Calverley Road precinct. A further selection of shops are available within the old High Street and historic Pantiles areas, together with a wide selection of cafes, restaurants and bars. Other amenities include Tunbridge Wells mainline station with fast and frequent services to London and the south coast.

#### ACCOMMODATION

#### COMMUNAL ENTRANCE

Stairs to top floor and solid wood entrance door to:-

#### ENTRANCE HALL

Radiator, high level wall mounted electric fuse board, ceiling down lighters. Built in storage cupboard with shelving and space and plumbing for a washing machine, access hatch to loft space (not inspected), fitted carpet. Doors leading off to all rooms.

#### L - SHAPED LIVING ROOM 15' 4" x 15' 2" (4.67m x 4.62m)

Part sloped ceilings giving some restrictive head height. Double glazed window and Velux window to side giving roof top views. Access to useful eaves storage cupboard housing the boiler, radiator, ceiling down lighters, wood effect flooring. Opening to Kitchen.

#### KITCHEN 7' 4" x 5' 11" (2.24m x 1.8m)

Velux window to rear. A modern range of matching wall and base units with work surfaces over incorporating stainless steel sink unit with side drainer, four ring gas hob with extractor hood above, localised wall tiling, built in oven, space for fridge and space and plumbing for slim line dishwasher, wood effect flooring.

#### BEDROOM ONE 12' 11" x 8' 8" (3.94m x 2.64m)

Double glazed window to rear. Access to eaves storage, radiator, ceiling down lighters, fitted carpet.



BEDROOM TWO 11' 5" x 6' 11" (3.48m x 2.11m)  
Velux window to rear. Radiator, fitted carpet.

#### BATHROOM

Velux window to side. A white suite comprising low level wc, pedestal wash hand basin, panelled bath with mixer tap shower attachment, fitted glass shower screen and shower unit over, wall mounted shaver point, heated towel rail, extractor fan, localised wall tiling, vinyl tile effect flooring.

#### PARKING

There is one allocated parking space situated in the car parking area to the rear of the building accessed via Park Road.

#### OTHER INFORMATION

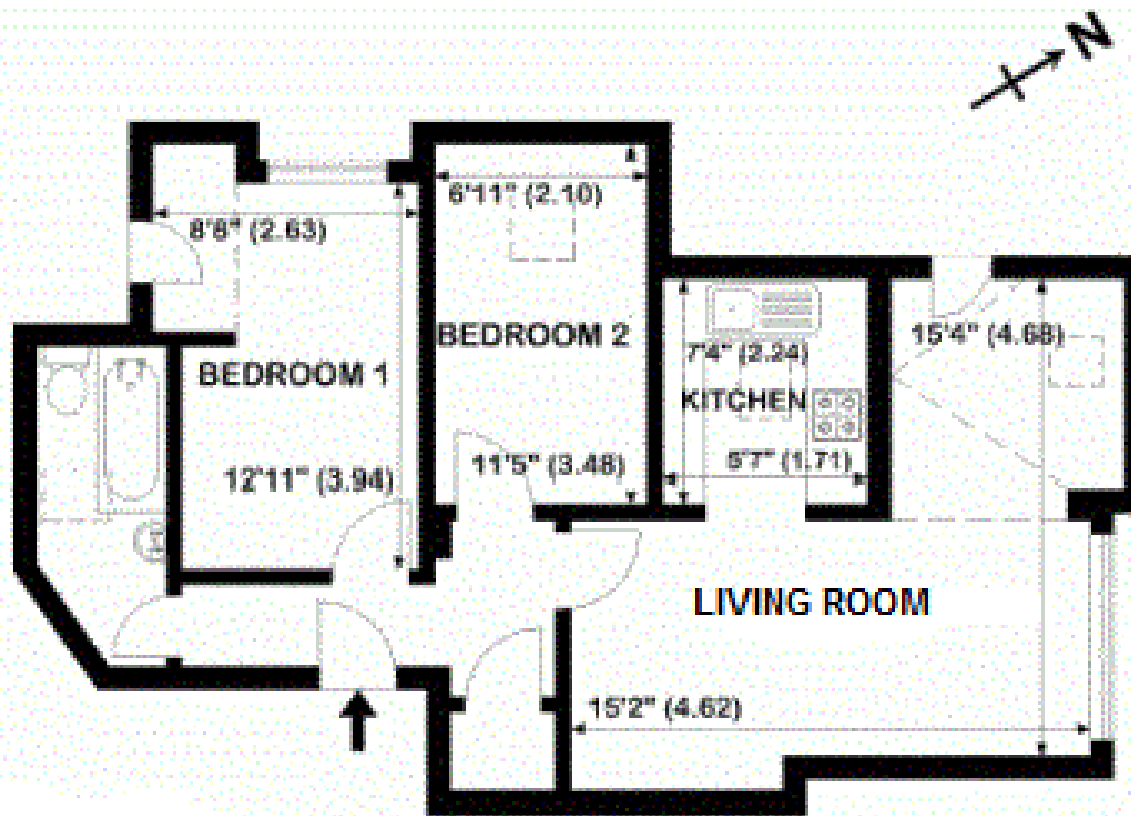
LEASE - 125 years from 25th March 2002

SERVICE & MAINTENANCE CHARGE - Approximately £1,340.71 per annum. This includes the building insurance and maintenance and cleaning of the communal areas

GROUND RENT - £150 per annum

COUNCIL TAX BAND - A - £1,053.55 for the year 2016/17





**THIRD FLOOR**  
**approx 553 SQ FT**  
**(INTERNAL)**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representational purposes only as defined by the RICS code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and are guaranteed as to their operating ability or their efficiency over the given





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