

Grove Hill Road

Tunbridge Wells • Kent • TN1 1ST





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Kings Estates are delighted to offer this attractive 2-bedroom first floor period apartment situated on the edge of the 'village' area, being within easy walking distance of the mainline train station, High Street, Pantiles and adjacent to Calverley Park. The apartment enjoys high ceilings, an open fireplace and large sash windows which give the property a light and airy feel. Available with the benefit of no onward chain, internal viewing is an absolute must.

- Period First Floor Apartment
- Two Bedrooms (1 Double & 1 Single)
- Open Plan Kitchen / Living Room
- Bathroom With Shower Over Bath
- Original Sash Windows & High Ceilings
- Walking Distance of the Town & Train Station
- 1 of Only 3 Apartments in Attractive Building
- Open Fireplace & Gas Central Heating
 - Permit Parking
- Available with No Onward Chain



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SITUATION

This delightful period apartment is conveniently located in Tunbridge Wells town centre adjacent to Calverley Park and less than 300m from the mainline station, historic High Street and The Pantiles. Tunbridge Wells mainline railway station has fast and frequent services to London Charing Cross and Cannon Street via London Bridge with journey times from 52 minutes.

There are many highly regarded schools in the area including Claremont Primary, which is very close.

Tunbridge Wells also offers two theatres, restaurants and leisure facilities. The A21 can be accessed from Tunbridge Wells, linking to the M25 and all other motorway networks, Gatwick and Heathrow airports and the coast.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Stairs to first floor. Solid wood entrance door to the apartment itself.

ENTRANCE HALL

Side aspect window, ceiling mounted light, storage cupboard, doors to all rooms.

KITCHEN / LIVING ROOM 16' 6" x 14' 4" (5.03m x 4.37m)

Dual aspect room with side aspect window and large front aspect sash window with seating area. Open fireplace, ceiling mounted light, fitted kitchen comprising a range of wall and base units with roll top worksurfaces and tiled splashbacks inset 1 & 1/2 bowl sink with mixer tap, integrated oven with electric hob, space and plumbing for washing machine and fridge, ceiling mounted spotlights.



BEDROOM ONE 13' 6" x 12' 8" (4.11m x 3.86m)

Rear aspect sash window, built in wardrobe, ceiling mounted light.

BEDROOM TWO 8' 5" x 8' 5" (2.57m x 2.57m)

Rear aspect window, ceiling mounted light.

BATHROOM

Front aspect window, white suite comprising panel enclosed bath with shower and curtain over, low level WC, pedestal wash hand basin, heated towel rail, ceiling mounted lights.

OTHER INFORMATION

TENURE - Leasehold

LEASE – 999 years from 25/03/1972

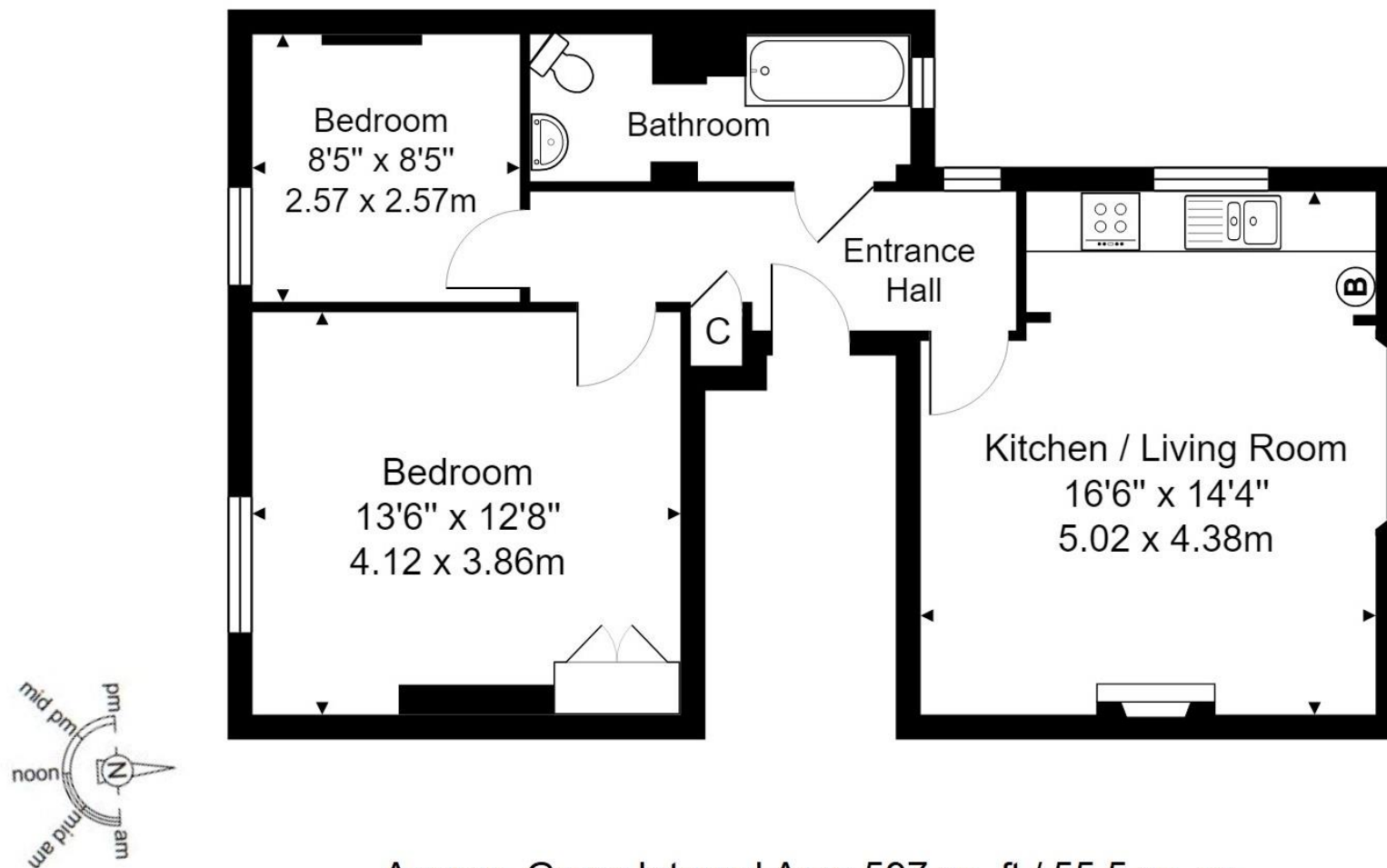
SERVICE & MAINTENANCE CHARGES - £50 per month for sinking fund

GROUND RENT - £10 per annum

BUILDING INSURANCE – Approximately £180 per annum

COUNCIL TAX BAND - C - £1,610.34 for the year 2019/20





Approx. Gross Internal Area 597 sq. ft / 55.5 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.

Property Misdescriptions Act 1991: The agent has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A buyer is advised to obtain verification from their solicitor or surveyor.





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