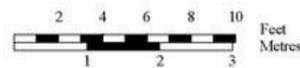
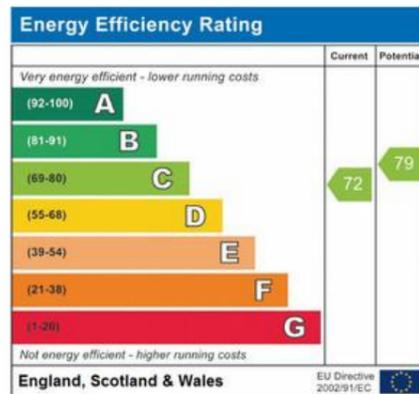


66d Upper Grosvenor Road

Gross Internal Area : 47.1 sq.m (522 sq.ft.)  
(Accommodation Only)



For Identification Purposes Only.  
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## 66D Upper Grosvenor Road

Tunbridge Wells, Kent TN1 2ET

**SUMNER PRIDHAM**

An extremely well presented and recently improved top floor flat, forming part of a fine Victorian house, located within 0.6 miles of the central station and 0.3 miles from the Royal Victoria Shopping Precinct. Suitable for owner occupiers and income seeking investors.

Communal Hall and Stairs, Hallway, Sitting Room/Kitchen, Double Bedroom, Shower Room, Gas Fired Central Heating, Double Glazing, All Main Services, All Fitted Carpets Included, Off Road Parking

**£200,000 Share of Freehold**



29 Vale Road  
Tunbridge Wells  
Kent  
TN1 1BS

www.sumnerpridham.co.uk  
info@sumnerpridham.co.uk  
01892 516615

Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

66D Upper Grosvenor Road, Tunbridge Wells, TN1 2ET



### Property Description

- ◆ This flat was bought by the current owner in 2015 since when it has been considerably improved, including a new Worcester combi gas fired boiler and electric consumer box
- ◆ The kitchen has been altered and replaced and the former bathroom has been converted into a spacious shower room with a new shower, washbasin, low-level WC and radiator. New tiles, window and an extractor fan
- ◆ In the hallway there is a storage cupboard and access to the roof space, which is included in the lease of the property, being boarded with light connected and approached by a pulldown aluminium loft ladder
- ◆ Sitting room/kitchen
- ◆ The kitchen area has a one and a half bowl sink with drainer and mixer tap, a four ring electric hob with modern extractor and light above and a range of matching eye-level and base units with useful work surfaces. Integrated freezer, fridge, washing machine and an electric oven in matching housing



- ◆ The sitting area has a wide dormer window with views over the town towards St James' church, double radiator and two recesses with display shelving
- ◆ The large double bedroom enjoys far reaching views

### Outside

- ◆ The driveway at the side of the property leads to a parking area where it is permitted for each flat owner to park one vehicle

### Situation

- ◆ The property is located close to the town centre, approximately 0.6 miles from the central station which offers fast commuter services to London Charing Cross and Cannon Street in just under an hour

### Practicalities

- ◆ Share of freehold - New 999 year lease
- ◆ Service charge is currently £70 per month, with funds in hand for future expenditure
- ◆ Tunbridge Wells Borough Council Tax Band A
- ◆ All main services are connected
- ◆ Gas fired central heating

### Directions

From our office in Vale Road, proceed into London Road and go in a northerly direction, over the traffic lights on the junction with Church Road and proceed to the mini roundabout and there turn right towards the town centre. Follow the road round and after the traffic lights bear left into Upper Grosvenor Road, where the property will be found on the right hand side of the road

### Viewing

Strictly by appointment through sole agents Sumner Pridham  
info@sumnerpridham.co.uk 01892 516615

