



TW Property

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2, 30 Upper Grosvenor Road Tunbridge Wells, TN1 2EP



£145,000



TW Property 34 Monson Road, Tunbridge Wells, Kent. TN1 1LU
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Accommodation...

- ⌘ Entrance Hall ()
- ⌘ Studio Room ()
- ⌘ Kitchen ()
- ⌘ Bathroom ()

The Features...

- ⌘ PRIVATE ENTRANCE
- ⌘ Central Heating
- ⌘ No onward chain
- ⌘ Town Centre
- ⌘ Council Tax Band A
- ⌘ External storage

The Property...

A nicely presented and generously sized ground floor studio flat, ideally located at the top of Upper Grosvenor Road. This charming property benefits from its own private entrance and offers a comfortable and well-appointed living space.

Features

include:

- Bright and spacious studio room
- Modern fitted kitchen with space for a dining table and chairs
- Contemporary bathroom with shower over the bath
- Gas-fired central heating and double glazing throughout
- Lockable storage cupboard in the communal hallway

This flat combines convenience and style, making it an excellent choice for first-time buyers, investors, or those seeking a low-maintenance home in a desirable location.





Summary...

Spacious Ground Floor Studio Flat with Private Entrance – Upper Grosvenor Road



Total area: approx. 29.6 sq. metres (318.6 sq. feet)

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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