



TW Property

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Top Floor Flat 80 Upper Grosvenor Road, TN1 2EU



£160,000 Unknown



TW Property 34 Monson Road, Tunbridge Wells, Kent. TN1 1LU
01892 530109 – sales@tw-property.co.uk – lettings@tw-property.co.uk





Accommodation...

- ⌘ Entrance Hall ()
- ⌘ Open plan Living Room ()
- ⌘ Kitchen ()
- ⌘ Bedroom ()
- ⌘ Shower Room ()

The Features...

- ⌘ Top floor flat
- ⌘ Council Tax Band A
- ⌘ Long rental history
- ⌘ No onward chain
- ⌘ Close to town centre
- ⌘ Open plan living area
- ⌘ Communal Garden
- ⌘ One Bedroom
- ⌘ Double Glazed Windows
- ⌘ En Suite Shower Room
- ⌘ Newly Refurbished
- ⌘ New Kitchen

The Property...

Bright, stylish and newly refurbished, this charming top-floor attic apartment with some restricted ceiling heights offers a smart and contemporary living space and benefits from being sold with no onward chain. Complete with fresh carpets and neutral decoration, the spacious open-plan living area forms the heart of the home, with space of relaxing and working. This blends effortlessly into the kitchen, with grey tiled flooring, large double-glazed windows which allow lots of natural light to flood into the kitchen and lounge, glossy wall and base units and convenient breakfast bar. The bedroom is wonderfully light, thanks to the large skylight and is supplemented with a storage cupboard and en suite shower room, equipped with a shower cubicle, basin and WC. Externally, the property benefits from off-street parking on a first come first serve basis and a communal garden shared with all residents.

Upper Grosvenor Road is within walking distance to Tunbridge Wells Town Centre and its variety of eateries, pubs and amenities, with bus stops within feet of the property which provided regular services into Tunbridge Wells and High Brooms Railway Stations for their regular mainline services to London. The ever popular Grosvenor and Hilbert Park is approximately 0.4 miles which offers superb green spaces, social hub and



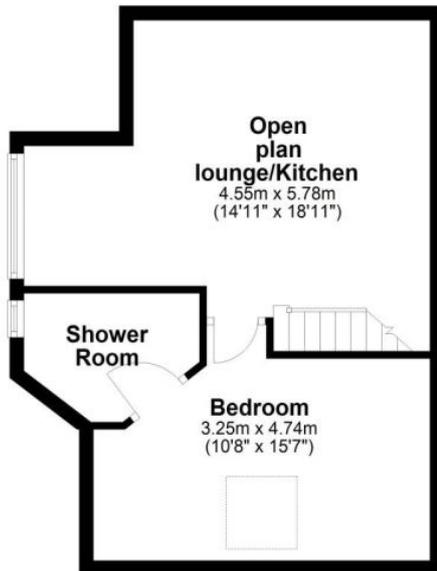
Summary...

Newly refurbished one bedroom top floor attic apartment with no onward chain.



Second Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



Total area: approx. 37.8 sq. metres (406.4 sq. feet)

Environmental Impact (CO ₂) Rating	
	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	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	74
(55-68) D	59
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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