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 **KMJProperty**
Your local independent Estate Agent

Flat 13, Grosvenor Court, 55, Upper Grosvenor Road
Guide Price £200,000

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Positioned in a highly sought-after area of central Tunbridge Wells, this superb two-bedroom flat offers a lifestyle of convenience and comfort, just a short walk from the town centre and mainline station.

This well-designed property features:

- Two bedrooms, thoughtfully located on opposite sides of the flat for added privacy, each with built-in wardrobe storage.
- A family bathroom conveniently situated next to the main bedroom.
- A spacious lounge, ideal for relaxation or entertaining, with the kitchen seamlessly connected off the living space, creating an open-plan feel.
- Ample storage, including a practical utility cupboard.
- Adding to its appeal, the flat benefits from private parking at the rear, a rare find in such a central location.

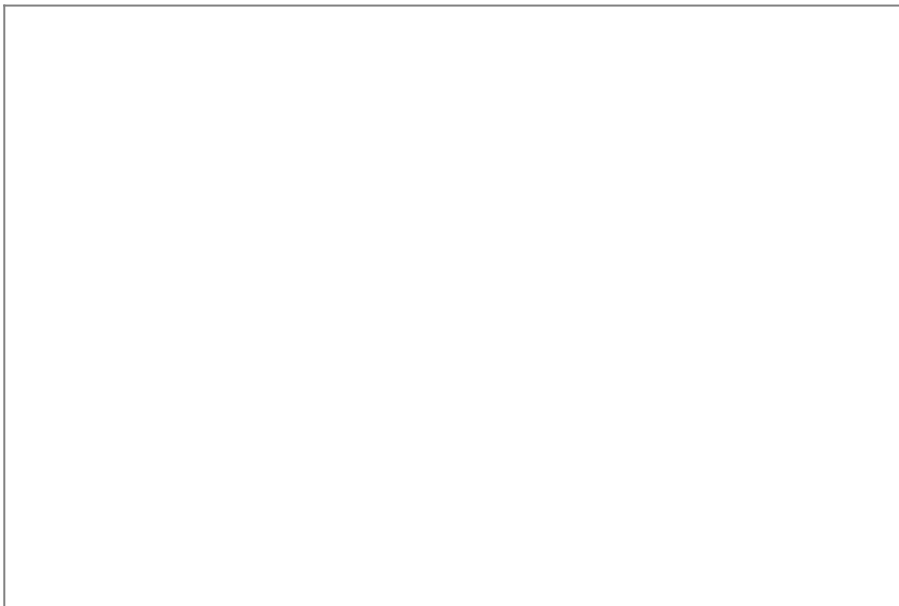
Nestled in Tunbridge Wells, the property is within close proximity to highly regarded schools, including St. John's Primary School, Skinners Grammar School, Tunbridge Wells Boys Grammar, and Tunbridge Wells Girls Grammar. For shopping enthusiasts, the Royal Victoria Place Shopping Centre, as well as the boutique stores of Tunbridge Wells High Street and Pembury High Street, are easily accessible. Leisure opportunities abound, with Knights Park offering a cinema complex, bowling alley, and fitness club. Additionally, Tunbridge Wells is surrounded by numerous parks and recreation grounds catering to activities such as golf, cycling, horse riding, and sailing. The area also benefits from a brilliant bus service, ensuring easy connectivity.

102 Years Remaining

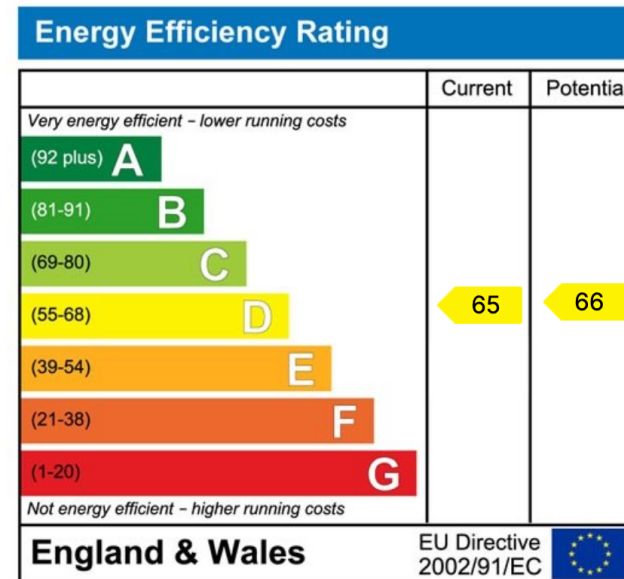
Ground Rent - £150

Service Charge - £2,147 (Higher than usual due to complete external renovation)





- Top Floor Flat
- Ample Storage
- No Onward Chain
- Council Tax Band - A
- 2 Bedrooms
- Allocated Parking
- EPC - D



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2023
★★★★★
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BRITISH
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AWARDS
2022
★★★★★
GOLD WINNER
ESTATE AGENT IN
TUNBRIDGE WELLS