



18 Grove Hill House, 21-27 Grove Hill Road, Tunbridge Wells TN1 1SA

Guide Price £425,000 Leasehold

When experience counts...

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A centrally located 2nd floor apartment ideally positioned for proximity to all the amenities of the town centre including the Station, and the vast array of coffee houses and restaurants together with two theatres within 0.3 mile. The open green spaces of Calverley Grounds with its beautiful grounds, tennis and bowls courts and at Christmas the Ice Rink and festivities are close by. Also nearby is Tunbridge Wells Common with its sandstone outcrops together with the Grove Park, and The Pantiles. Coming to the market with no onward chain, this well presented modern two bedroom two bathroom apartment has under-croft gated allocated parking. The entrance hall has wooden floors and leads to an attractive living room to the rear opening on to a balcony with vista over Calverley Grounds and Great Hall. There is a well- appointed contemporary fitted kitchen with a 5 ring gas hob & oven, integrated dishwasher. There is also a washing machine, fridge, freezer & Travertine stone floor. There are two double bedrooms both with ensuite shower rooms plus a further cloakroom. This apartment is on the second floor, with a lift. We recommend an early viewing.

- GATED PARKING SPACE
- NR STATION
- NR PARK, SHOPS & RESTAURANTS
- BALCONY
- LIFT
- UNDERFLOOR HEATING
- WELL APPOINTED KITCHEN
- 2 DOUBLE BEDROOMS
- 2 ENSUITE SHOWER ROOMS
- NO ONWARD CHAIN





## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

## Additional Information:

Council Tax Band: D

## Leasehold Information

Lease Term: 999 years from 2002

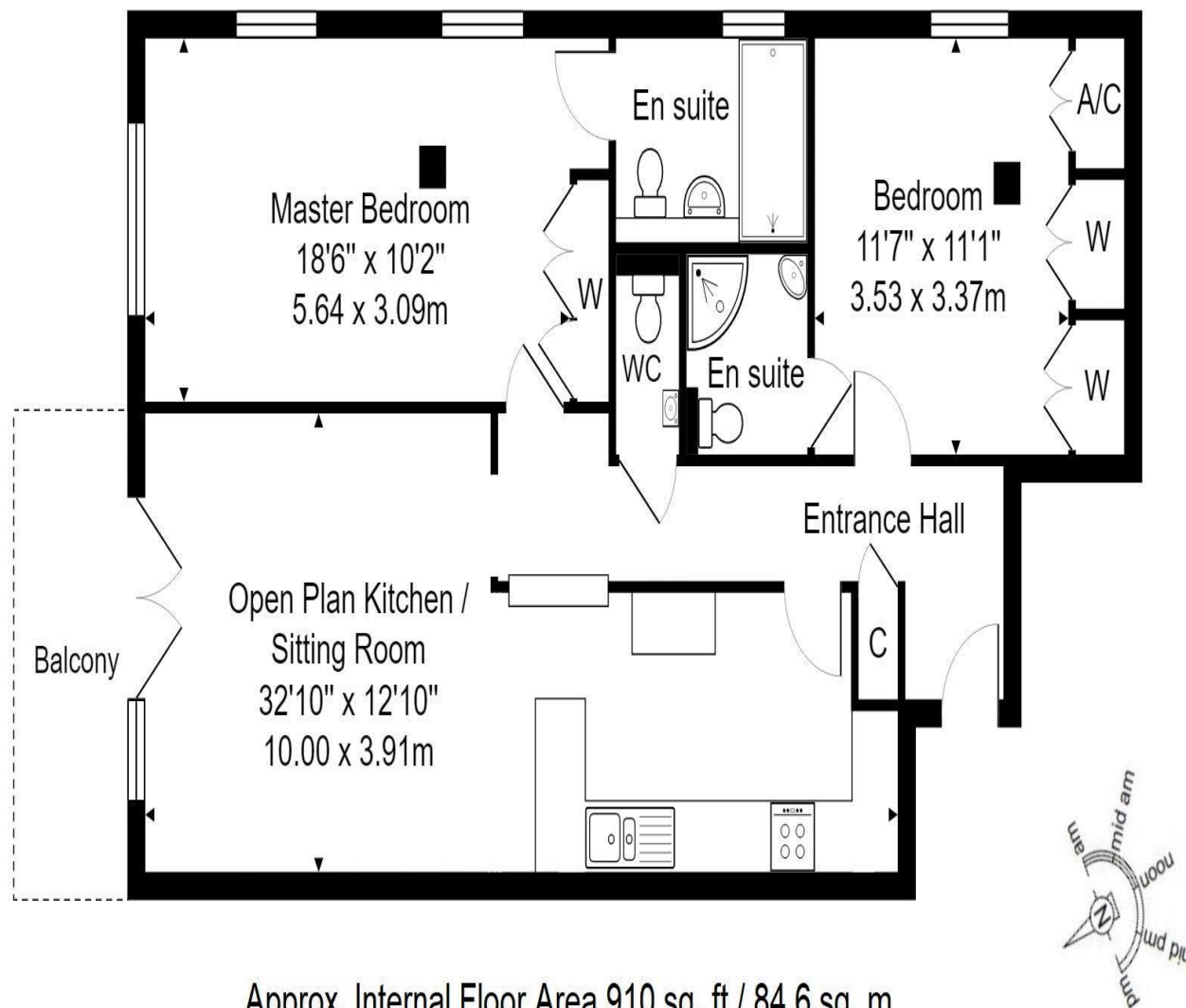
Ground Rent: £200 per annum

Service charge: £3,400 plus £380 buildings insurance



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	82	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		