



3 Bedroom Duplex Apartment with Communal Garden in Town Centre

This duplex apartment is in the centre of town on Grosvenor Road just a short walk to Royal Victoria Place Shopping Centre and Tunbridge Wells Station. The property benefits from high ceilings and rooms that are a good size, with a total floor area of over 1500 square feet. There is a kitchen breakfast room with gas hob, fridge freezer and a separate utility room with a washing machine. The living room is a good size and has a feature fireplace. There is also a separate cloakroom WC. Upstairs there are two large double bedrooms, a single bedroom and a modern shower room. Outside there is a communal garden. Gas central heating and double glazing throughout. EPC band E. Council tax band B. Street permit parking. Viewing highly recommended.





ACCOMMODATION

Kitchen Breakfast Room 12' 10" x 12' 2" (3.9m x 3.7m)

The kitchen breakfast room has a four ring gas hob and separate oven. There is a stainless steel sink with mixer tap and a full height fridge freezer. There is a double glazed window that overlooks the communal garden and a good range of wall and base kitchen units providing plenty of storage. There is ample space for a table and chairs.

Living Room 15' 11" x 14' 1" (4.84m x 4.3m)

The living room has a window that overlooks the front of the property. There is a feature fireplace, a radiator and a TV point.

Utility Cupboard

The utility cupboard has a gas central heating boiler and a washing machine. There is also space for a tumble dryer.

Cloakroom WC

The modern cloakroom WC has a wall mounted hand basin with mixer tap and a storage cupboard underneath. There is a WC and radiator.

Master Bedroom 16' 1" x 14' 1" (4.9m x 4.3m)

The Master Bedroom is a good size and has high ceilings. There is a double glazed window that overlooks the front of the property and a radiator with thermostatic valve.

Second Double Bedroom 13' 1" x 12' 10" (4m x 3.9m)

The second double bedroom has a high ceiling and a double glazed window that overlooks the communal garden. There is a radiator with thermostatic valve.

Shower Room 6' 3" x 5' 3" (1.9m x 1.6m)

The modern shower room has a walk in corner shower, and a pedestal basin with mixer tap and storage cupboard underneath. There is a WC, a stainless steel heated towel rail and a wall mounted mirror.

Bedroom Three 9' 10" x 7' 7" (3m x 2.3m)

The third bedroom has a high ceiling and a double glazed window that overlooks the communal garden. There is a radiator with thermostatic valve.

Outside

There is a communal garden at the back of the property with shed. There is street permit parking nearby.

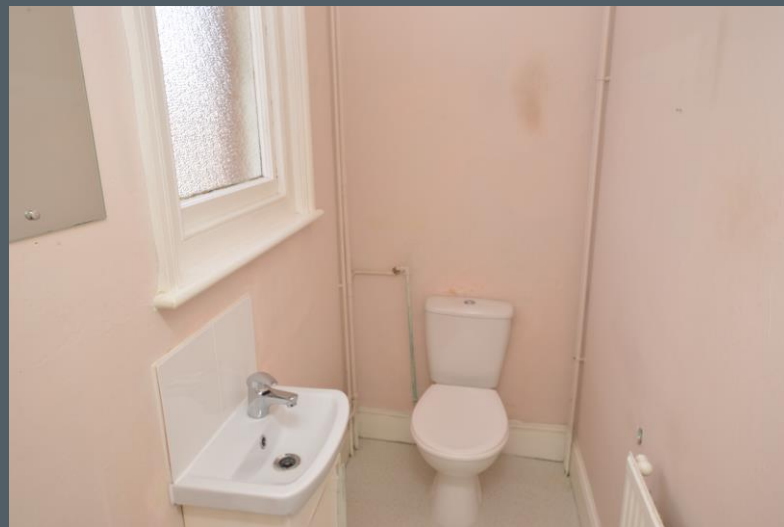
EPC and Council Tax

Energy Performance Certificate band E. Tunbridge Wells council tax band B, £1821.24 for 2025-26.

Location

The property sits on Grosvenor Road, an 11 minute walk to Tunbridge Wells mainline station with its train services to London. Royal Victoria Place shopping Centre is a 3 minute walk around the corner. Tunbridge Wells town centre has a great selection of shops and cafes all within easy reach of the property.



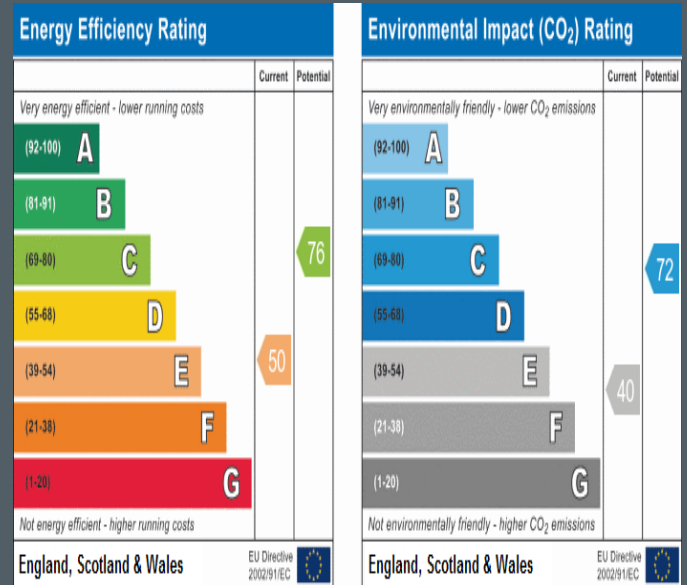


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