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**Orchard Grove Upper  
Grosvenor Road  
Tunbridge Wells**  
**£1,350 pcm**



## **2 Double Bedroom First Floor Flat with Allocated Parking**

This newly redecorated two bedroom first floor flat sits in a purpose-built development, in central Tunbridge Wells. The flat has two double bedrooms. There is a bathroom that has a bath with shower over, and a fitted kitchen with full height fridge freezer and washing machine. A cupboard in the entrance hallway provides useful additional storage. Outside there is a communal garden that wraps around two sides of the building. There is an allocated parking space and the development has additional visitor parking bays. Double glazing throughout, gas central heating, EPC Band C. Council tax band C. Available for long term let. Viewing highly recommended.





## ACCOMMODATION

### **Living Room** 17' 10" x 11' 0" (5.44m x 3.35m)

The living room is a good size and has a double glazed window that overlooks the communal garden. There is a TV point and a radiator with thermostatic valve.

### **Fitted Kitchen** 12' 0" x 7' 9" (3.66m x 2.36m)

The fitted kitchen has a one and a half bowl kitchen sink with mixer tap, a full height fridge freezer and a washing machine. There is an electric cooker with four ring gas hob, A good range of wall and base kitchen cupboards provide plenty of storage.

### **Family Bathroom**

The family bathroom has a pedestal basin, WC, and a full length bath with shower over. There is a frosted double glazed window, a radiator and a fitted wall cabinet with mirror doors.

### **Master Bedroom** 13' 1" x 10' 11" (4m x 3.33m)

The master bedroom has a double glazed window that overlooks the communal garden. There is a radiator with thermostatic valve.

### **Double Bedroom 2** 11' 5" x 9' 0" (3.48m x 2.74m)

The second double bedroom has a double glazed window with a view to the side of the property. There is a radiator with thermostatic valve.

### **Communal Garden**

The communal garden wraps around two sides of the building. It is mainly laid to lawn with mature borders and hedging.

### **Parking**

The flat comes with an allocated parking space. There are also several visitor parking bays on the development.

### **Location**

The flat is situated on the first floor of a purpose-built block, which sits back from Upper Grosvenor Road in central Tunbridge Wells. Royal Victoria Place shopping centre is just over a 5 minute walk away. Tunbridge Wells mainline station with its train services to London is 0.7 miles away, or a 15 minute walk. The popular Grosvenor & Hilbert park is less than a 10 minute walk.

### **EPC & Council Tax**

Energy Performance Certificate band C. Tunbridge Wells council tax band C, £2081.41 for 2025-26.





# FLOOR PLAN

## Upper Grosvenor Road, Tunbridge Wells, TN1

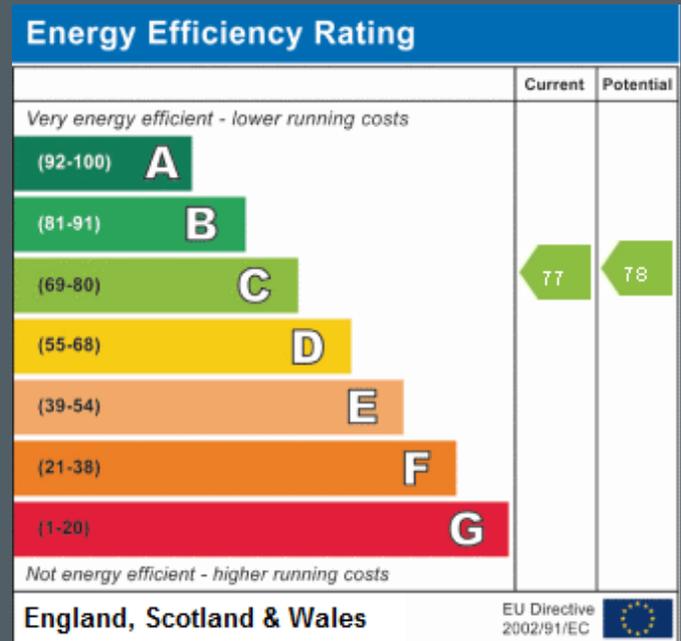
Approximate Area = 671 sq ft / 62.3 sq m

For identification only - Not to scale



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# Bardens

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