

APARTMENT 5 GROVE HILL HOUSE

21-27, GROVE HILL ROAD, TUNBRIDGE WELLS, TN1 1SA



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A P A R T M E N T 5 G R O V E H I L L H O U S E

21-27 GROVE HILL ROAD. TUNBRIDGE WELLS. TN1 1SA

Stylish two double bedroom and two ensuite bath/shower room apartment in the heart of Tunbridge Wells, moments from the station, The Pantiles and Calverley Park. Offering lift access, gated parking and a private balcony, this is refined town living at its most convenient.

Available with the benefit of No Onward Chain.

- Central Tunbridge Wells Location
- Two Double Bedrooms
- Two Ensuite Shower Rooms (Bedroom 1 has an Ensuite Shower & Bedroom has an Ensuite Bathroom with Shower)
- Additional WC
- Private Westerly Facing Balcony
- Contemporary Open Plan Kitchen
- Allocated Gated Parking Space
- Moments From Tunbridge Wells Train Station
- Near The Pantiles And Calverley Park
- Available with No Onward Chain

Energy Efficiency Rating: C



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THE PROPERTY

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This stylish first floor apartment occupies an enviable central position, perfectly placed for Tunbridge Wells station, the town centre and the elegant mix of boutiques, cafés and restaurants found around The Pantiles.

The accommodation is both well planned and immaculately presented. A welcoming entrance hall with wooden flooring leads through to an attractive living room positioned to the rear of the building, opening directly onto a private westerly facing balcony, ideal for a quiet coffee or evening unwind.

The open plan kitchen is a particular highlight, finished with contemporary cabinetry and Travertine stone flooring, and well equipped with a five ring gas hob, oven, integrated dishwasher, washing machine, fridge and freezer, making it as practical as it is stylish.

There are two generous double bedrooms, each benefitting from its own modern ensuite (Bedroom 1 has an ensuite shower room and Bedroom 2 has an ensuite bathroom with shower), providing excellent flexibility for guests or sharers. A separate WC adds further convenience.

Outside, the property enjoys the rare benefit of an allocated gated parking space, while lift access serves all floors. Calverley Park is close by, offering green open space to complement this superb town centre setting.

OTHER INFORMATION

COUNCIL TAX BAND - D - Tunbridge Wells Borough Council
TENURE - Leasehold
LENGTH OF LEASE - 999 years from 1 June 2002
ANNUAL GROUND RENT - £200
GROUND RENT REVIEW PERIOD - T.B.C
ANNUAL SERVICE CHARGE AMOUNT - £4,190
SERVICE CHARGE REVIEW PERIOD - T.B.C
BOILER - Installed 29/05/2020 and last serviced 11/11/2025

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures and information prior to an exchange of contracts.

TOWN CENTRE

Perfectly positioned for professionals and commuters alike, this apartment sits directly opposite Tunbridge Wells mainline train station, offering fast and frequent services into London Bridge, Waterloo East and Charing Cross, with journey times from around 45 minutes. Whether you're heading into the City for work or planning weekend escapes, excellent transport links are right on your doorstep.

The property also enjoys immediate access to the town's thriving High Street and vibrant Pantiles area, both just a few minutes' walk away. Here, you'll find an appealing mix of independent boutiques, popular coffee shops and a great choice of restaurants and bars. From artisan bakeries and cocktail lounges to well-known favourites like The Ivy and The Warren, there's something to suit every taste.

For day-to-day convenience, Royal Victoria Place shopping centre is close by, offering a wide range of retailers and essential amenities, while the beautiful green open spaces of Calverley Park provide a welcome escape from the buzz of town centre life.

This is a superb spot for those who value both lifestyle and location, with everything Tunbridge Wells has to offer just a short stroll from your front door.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.



Approximate Gross Internal Area = 92.5 sq m / 996 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1265662)

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