

# FLAT 1, 75, Upper Grosvenor Road, Tunbridge Wells, Kent, TN1 2DZ

A well proportioned and well presented one bedroom apartment with plenty of natural light and its own entrance. It has a modern kitchen and bathroom with shared parking and garden, walking distance to the centre of town and with its own private entrance. Available unfurnished.

- Well managed communal garden
- Spacious Apartment
- Well appointed Kitchen
- Walking Distance to town centre
- Shared Parking
- Suitable for a couple
- Modern Bathroom
- Council Tax B





# Monthly Rental Of £975 pcm



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#### **Viewing**

Please call Bracketts on 01892 533 733 to arrange a viewing.

#### **Entrance Hall**

The property is has its own private entrance from the rear of the building. Just before entering the apartment there is a locked cupboard housing the gas boiler and washing machine.

## Living Room 14' 7" x 14' 9" (4.44m x 4.49m)

A beautiful square proportioned room with lots of natural light from two sash windows. There is a decorative fireplace with built in shelves and cupboards either side.

# Kitchen 8' I" x 5' I" (2.46m x 1.55m)

A modern kitchen with a view of the garden to the rear. Fitted with an undercounter fridge, electric hob and oven.

#### Bathroom 7' 6" x 4' 11" (2.28m x 1.50m)

A fully tiled bathroom with a shower over the bath.

### Bedroom 16' 10" x 7' 6" (5.13m x 2.28m)

A double bedroom with carpeted floor, double glazed window and two deep built in wardrobes.

#### **Communal Garden**

To the rear of the property there is a communal garden which is maintained.

#### **Shared Parking**

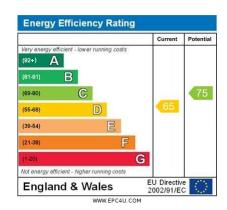
There are two non allocated parking spaces to the front of the property, which are available on a first come first served basis. Parking permits can also be obtained.

#### Important notice regarding fees.

As part of the application process you will be required to pay an administration fee to cover the cost of referencing and tenancy administration. This fee is £120 + VAT per applicant. For clarification, 'applicant' refers to all those over the age of 18 no longer in full time education and who will be listed as tenants on the tenancy agreement. For this property you will be required to pay: I months rent in advance: £775.00 A security deposit equivalent to 6 weeks rent: £1,073.00 A checkout fee of: £90.00 All fees are subject to change depending on individual circumstances. For further information please ask a member of staff who will be pleased to help you.







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