



## 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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**bracketts.co.uk**

27 -29 High Street, Tunbridge Wells, Kent TN1 1UU  
lettings@bracketts.co.uk

**01892 533733**

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## Viewing

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

## Entrance Hall

The property 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' 1" x 5' 1" (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: 1 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

**Important Notice:** Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.