



## 32A Church Road, Tunbridge Wells, Kent, TN1 1JP

A light and spacious 1 bedroom flat located in the centre of the town within easy walking distance of the main line station. Accommodation comprises a large and light living room, a modern fitted kitchen/breakfast room, a good size double bedroom and a shower room with modern white suite. The property benefits from gas central heating and residents permit parking. Would suit professional individual or couple. Available early August.

- Unfurnished
- Fitted kitchen
- WD to main line station
- Permit parking
- Large living room
- Double bedroom
- Gas central heating
- Council tax band A

**Monthly Rental Of £1,000 pcm**



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## Viewing

By appointment with Bracketts 01892 533 733

### Living room 15' 11" x 15' 5" (4.85m x 4.70m)

Large light room with bay window to the front. Secondary glazing and fitted curtains. Feature fireplace. Beige carpet.

### Shower room

White suite comprising double shower cubicle with power shower, low level WC and basin within vanity unit and mirror above. Vinyl flooring.

### Kitchen/breakfast room 11' 8" x 10' 8" (3.55m x 3.25m)

Modern fitted beech effect units with marble effect worktops. Appliances include gas double oven and gas hob, fridge, freezer & washer dryer. Vinyl flooring. Window to the side with attractive.

### Hallway

Small internal hallway with storage area.

### Bedroom 13' 9" x 9' 9" (4.19m x 2.97m)

Double room with window to the rear. Beige carpet.

### Utilities

Please note that the tenant is liable to pay to the landlord a contribution of £40.00 per month for the towards the cost which the Landlord incurs in respect of the supply of Electricity, Water and Sewerage Services. The tenant will receive their own gas bill and their own council tax bill.

### Important notice regarding fees

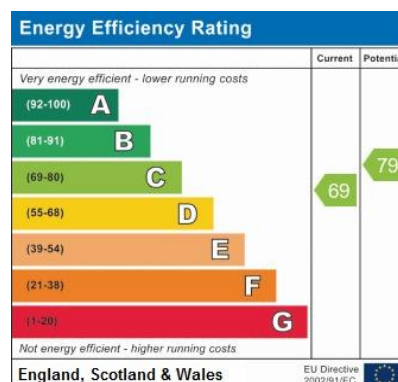
As part of the application process you will be required to pay an administration fee to cover the cost of referencing and tenancy administration. This fee is £120 + VAT per applicant. For clarification, 'applicant' refers to all those over the age of 18 no longer in full time education and who will be listed as tenants on the tenancy agreement. For this property you will be required to pay:

1 months rent in advance: £695.00

A security deposit equivalent to 6 weeks rent: £962.00

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.



**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.