



4 Hamilton Cottages, Chilston Road, Tunbridge Wells, Kent, TN4 9LP

2 bed ground floor apartment. Set within beautiful, mature leafy communal gardens, walking distance from the town centre and Tunbridge Wells station. This apartment has many attractive features including woodblock parquet flooring in the bulk of the apartment. Two bedrooms, Reception Room, bathroom with separate shower cubicle & roll top bath, fitted kitchen. Beautiful communal gardens. Residents parking.

- 23' Hallway
- Kitchen with oven and hob
- Spacious Bathroom
- Communal gardens
- Living Room
- 2 Bedrooms
- Gas Central Heating
- Residence Car Park

Monthly Rental Of £975 pcm



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VIEWING

By appointment with Bracketts.

DESCRIPTION

A neatly proportioned converted ground floor apartment, one of four in the building, has mellow woodblock flooring to all but the kitchen and bathroom. The recently redecorated accommodation has gas fired central heating and is arranged as follows:

GROUND FLOOR

Entry phone security to:

COMMUNAL ENTRANCE LOBBY

COMMUNAL ENTRANCE HALL

Private Front Door into:

GENEROUS HALLWAY

23' in length overall with woodblock flooring. Radiator. Door entry phone. Shelved airing cupboard housing the hot water cylinder, fitted with an immersion heater. Thermostat control for the central heating.

LIVING ROOM 14' 5" x 12' 10" (4.39m x 3.91m)

Twin aspects with two picture windows to the front elevation and a further window to the side. Focal fireplace with arched alcove recesses. Coving and picture rail. Double radiator.

KITCHEN 12' 8" x 5' 9" (3.86m x 1.75m)

U-shaped sweep of working surface extending to part of three walls with inset four ring gas hob and oven beneath and single drainer stainless steel sink with mixer taps over. Numerous base units. Plumbing provision for washing machine. Integrated fridge. Extractor fan. Wall cupboards and further high level storage. Gas fired boiler. Ceramic tiled splashbacks. Twin aspects. Radiator. Slate tiled flooring. Shelved storage cupboard.

BEDROOM 1 12' 8" x 8' 4" (3.86m x 2.54m)

Radiator between two windows to the rear elevation.

BEDROOM 2 11' 8" x 7' 11" (3.55m x 2.41m)

Radiator beneath window to the front elevation. Decorative coving.

SPACIOUS BATHROOM

Feature double ended freestanding bath with central taps and hair rinser, wash basin, separate tiled shower cubicle fitted with a Triton shower mixer and WC. Half height ceramic wall tiling. Slate tiled flooring. Two radiators. Twin windows to the rear.

OUTSIDE

Forming part of the Hamilton Estate, this property enjoys the use of the generous COMMUNAL GROUNDS which are well stocked with copious lawned areas linked via pathways. RESIDENTS' PARKING We are advised that the residents enjoy use of the off road parking facilities on a 'first come, first served' basis.

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:

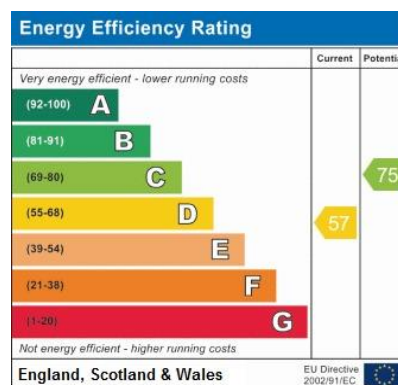
1 months rent in advance: £925.00

A security deposit equivalent to 6 weeks rent: £1,280.00

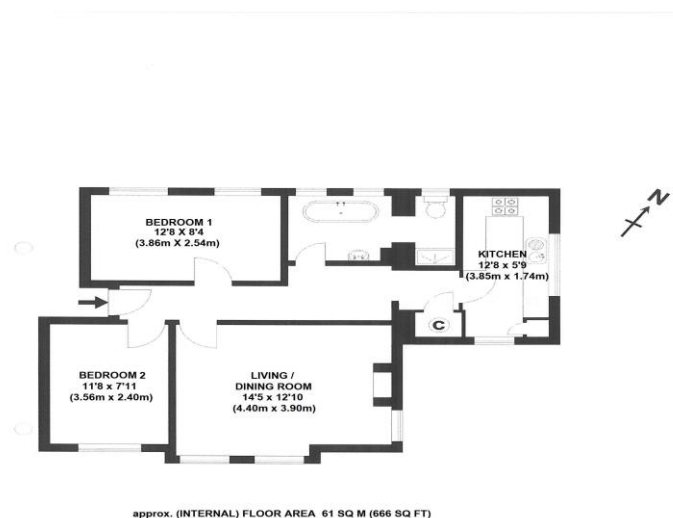
A deposit administration fee of: N/A

A checkout fee of: £96.00

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.



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