



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 1 Bedroom
- Security Deposit: £1,125
- Available 13th May 2024
- Council Tax Band: B
- Energy Efficiency Rating: D
- Allocated Parking

Horizon Close, TUNBRIDGE WELLS

£975 pcm



Horizon Close, Tunbridge Wells, TN4 0AW

Situated in a tucked away position within easy reach of High Brooms station and a number of local shops, this 1 Bedroom House also benefits from allocated off road parking.

ACCOMMODATION:

Front door opens to a nice size neutrally decorated and carpeted Living Room, with archway opening to the Kitchen which is fitted with a good range of wall and base level units for storage, and includes Fridge/Freezer ,Electric Oven and Hob and Washing Machine.

Stairs from the Living Room lead to the first floor landing and in turn to the Double Bedroom with mirrored wardrobe and Bathroom with shower over the bath.

OUTSIDE:

The property benefits from allocated parking for one car and use of communal grounds. There is also a shed for additional storage.



SITUATION

Situated in a quiet cul-de-sac location yet within easy walking distance of High Brooms Mainline Station which offers commuter services to London Bridge/Cannon Street in under 1 hour. Also within the locality are a small selection of local shops and a wide range of schools catering for all age groups. For a further selection of amenities Royal Tunbridge Wells town centre is approximately 1.6 miles away where you will find the Royal Victoria Place Shopping Mall and Calverley Road precinct, together with a good choice of restaurants, bars and cafes, two theatres and lots of activities associated with a busy and vibrant spa town. Recreational facilities include golf, rugby, cricket and tennis club, a selection of local parks and located on the North Farm Retail and Leisure Park, you will find a multi screen cinema, bowling complex and private health club.

VIEWING

Strictly by prior appointment with Wood & Pilcher Letting & Management **01892 528888**

IMPORTANT AGENTS NOTE

The agents have not tested electrical/gas appliances, heating and water systems and therefore recommend any prospective tenants satisfy themselves as to the working order of such equipment or utilities. We endeavour to ensure these particulars are accurate; however they do not constitute a contract and are for guidance only. Prospective tenants should satisfy themselves in respect of any furnishings provided.

TERMS & CONDITIONS FOR TENANCY (SUBJECT TO CONTRACT)

AND INFORMATION FOR PROSPECTIVE TENANTS.

ALL FEES ARE INCLUSIVE OF VAT AT 20%

1. **Holding Deposit** (per Tenancy):

One week's rent.

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

2. **COSTS PAYABLE BEFORE THE COMMENCEMENT OF A TENANCY:-**

One month's rent

Security deposit: **Five weeks' rent** (per Tenancy. Rent under £50,000 per year)

or

Six weeks' rent (per Tenancy. Rent of £50,000 or over per year)

This covers damages or defaults on the part of the tenant during the tenancy.

Please note commencement costs must be paid in cleared funds, i.e. Debit Card, Cash, Bankers Draft or Building Society Cheque.

3. Please be advised that your Bank may charge for providing a reference, which should be settled direct.

4. All rents are exclusive of council tax, electricity, gas, oil, telephone, water and sewage charges - unless otherwise agreed.

5. A draft copy of the Tenancy Agreement is available in our office for perusal between the hours of 09:00 – 16:30 Monday – Saturday.

6. Stamp Duty Land Tax may be payable on the Tenants copy of the Tenancy Agreement.

Wood & Pilcher, 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. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
Crowborough 01892 665666
Southborough 01892 511311
Tunbridge Wells 01892 511211
Letting & Management 01892 528888
Associate London Office 02070 791568

