



# WOOD & PILCHER



- 2 Bedrooms
- Security Deposit: £1,471
- Council Tax Band: C
- Available 21<sup>st</sup> June 2024
- Energy Efficiency Rating: D
- Low Maintenance Garden

**All Saints Road, TUNBRIDGE WELLS**

**£1,275 pcm**



**All Saints Rise, All Saints Road, Tunbridge Wells, TN4 9PW**

A short walk from a number of sought after schools and popular bars, restaurants and cafes, this 2 Bedroom House is neutrally decorated throughout and benefits from a low maintenance rear garden.

## **ACCOMMODATION**

### **Ground Floor:**

Front door to Living Room with wood flooring and an open stair case to the first floor. Set to the back of the property is the well appointed Kitchen/breakfast Room which overlooks the low maintenance rear Garden.

### **First Floor:**

Upstairs there is a family Bathroom with a shower over the bath, a good size main Bedroom with fitted wardrobes, and a 2nd Single Bedroom/Study.

### **Outside:**

On street parking is available to the front of the property, while to the rear there is a low maintenance garden laid partially to patio with an area of artificial lawn.



## SITUATION

This well presented property is situated in a popular area with good access to Tunbridge Wells town centre, both mainline railway stations and a number of highly regarded schools along the St. Johns Road. The town centre itself is little under a mile away with an excellent mix of social, retail and educational facilities including the Royal Victoria Place and nearby Calverley Road pedestrianised precinct with a further range of primarily independent retailers and restaurants along both the nearby Camden Road as well as the area between Mount Pleasant Road and the Pantiles towards the southerly side of the town centre. The town has two mainline railway stations serving both London termini and the South Coast and the property is well positioned to take advantage of either one. Most important of all is its location in relation not only to the local services at St. John which include two metro style supermarkets and a number of highly regarded restaurants, bars and independent retailers, but also a host of excellent grammar schools along the St. Johns Road.

## 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.

Tonbridge	01732 351135
Heathfield	01435 862211
Crowborough	01892 665666
Southborough	01892 511311
Tunbridge Wells	01892 511211
Letting & Management	01892 528888
Associate London Office	02070 791568

