



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Two Bedrooms
- Security Deposit: £1,615
- Council Tax Band: D
- Available July
- Energy Efficiency Rating: B
- Central Location

Bridleway House, TONBRIDGE

£1,400 pcm



Bridleway House, Cannons Wharf, Tonbridge, Kent, TN9 1FJ

A LUXURY LIFT-SERVICED 2 BEDROOM, 2 BATHROOM APARTMENT IN A STYLISH RIVERSIDE DEVELOPMENT NEAR THE STATION WITH PRIVATE BALCONY AND SECURE GATED PARKING

This apartment is part of a superb development that is located near the centre of Tonbridge. As you enter the building there is a secure entrance lobby with intercom and a lift-service. There's also the benefit of an allocated space in the gated undercroft car park.

ACCOMMODATION:

The well presented and generous accommodation consists of two Double Bedrooms, the master also benefitting from En Suite Shower Room with heated towel rail, pedestal wash hand basin with mixer tap, low level W/C and tiled double sized shower cubicle. Set back from the Lounge there is a well appointed fitted Kitchen with a range of underlit high and low level units, built-in oven and hob with extractor over, integrated fridge freezer and washer dryer. Leading from the Lounge is a private balcony which is great for that alfresco breakfast or evening glass of wine. There is a large family Bathroom with heated towel rail, pedestal wash hand basin with mixer tap, low level W/C., panel enclosed bath with mixer tap and shower over and extractor fan.

OUTSIDE:

Communal gardens and one undercroft parking space.



SITUATION

The property is situated in a central location within a short walk of the town centre which offers a range of high street retailers, pubs, cafes, restaurants, supermarkets, leisure facilities including The Angel Centre, Tonbridge indoor/outdoor pools and Tonbridge Park with the historic castle rowing and river activities, primary, secondary and grammar schools and mainline railway station with its fast and frequent services to London Bridge/Charing Cross.

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

