



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 2 Bedrooms
- Security Deposit: £1,500
- Council Tax Band: C
- Available Now
- Energy Efficiency Rating: D
- Original Period Features

**Forge Road, SOUTHBOROUGH**

**£1,300 pcm**



**Forge Road, Southborough, Tunbridge Wells, Kent, TN4 0EU**

Conveniently situated a few minutes walk from a variety of local shops and amenities, this 2 Bedroom PART FURNISHED Cottage is well presented throughout with a number of attractive features including exposed brick fireplace with wood burner, cast iron radiators, original wood flooring to the first floor and low maintenance rear garden.

## ACCOMMODATION

### Ground Floor:

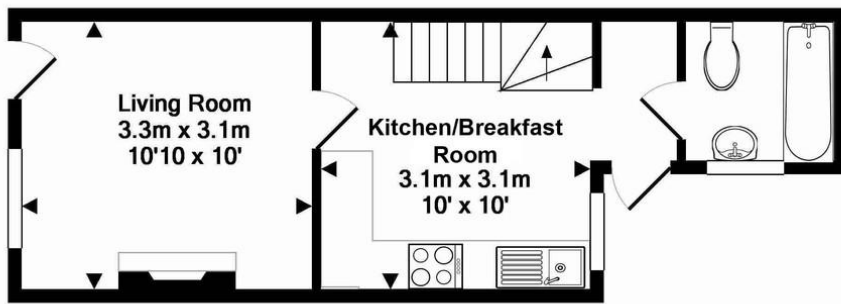
Front door to attractive Living Room with recently fitted wood flooring and exposed brick fire surround with wood burner, leading in turn to well appointed Kitchen with a range of wall and base units for storage as well as appliances including Fridge/Freezer and Gas Hob/Electric oven. Beyond the Kitchen there is a Utility area with Washing Machine and useful additional storage space above. This inner lobby area also provides access to the Bathroom which comprises of a white suite including a shower over the bath as well as the rear Garden.

### First Floor:

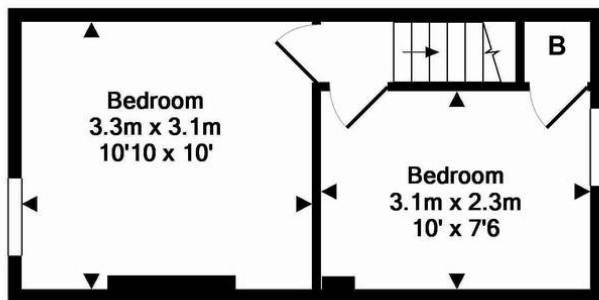
Stairs from the Kitchen lead up to the first floor where there are 2 Double Bedrooms. The larger Bedroom to the front of the house includes a feature fire place and is furnished with 2 Chest of Drawer units and matching bedside tables. The Second Bedroom included a full bedroom suite including Double Bed, Double Wardrobe and Chest of Drawers.

## OUTSIDE

The rear Garden, accessed from the rear lobby, has both patio and lawn areas.



GROUND FLOOR



1ST FLOOR

**9 Forge Road, Southborough TN4 0EU**

TOTAL APPROX. FLOOR AREA 42.9 SQ.M. (462 SQ.FT.)

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. Whilst every attempt has been made to ensure the accuracy of the floor plan shown here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Vue Property Services Ltd

## SITUATION

The property is situated in an established residential road close to local shops. The area is generally well favoured with good educational facilities including Southborough primary school and good secondary/grammar schools in St Johns Road. The larger towns of Tunbridge Wells and Tonbridge are each about 2 miles distant offering a wide range of multiple shopping, leisure and recreational facilities, together with mainline stations providing fast and frequent train services to London Bridge, Charing Cross and Cannon Street. The property is superbly located for access onto the A21 dual carriageway which provides a direct link to the M25 London orbital motorway. Recreational facilities in the area include the Tunbridge Wells Sports & Indoor Tennis Centre in St Johns Road and out of town there is the Knights Park Leisure Centre which provides a tenpin bowling complex, a multiscreen cinema and a 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

