



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Security Deposit: £1,442
- Council Tax Band: C
- Available Now
- Energy Efficiency Rating: C
- Modern Kitchen & Bathroom

Beacon Road, CROWBOROUGH

£1,250 pcm



Beacon Road, Crowborough, TN6 1AS

Located in the heart of Crowborough town centre is this extremely well presented converted two bedroom maisonette with private off road parking.

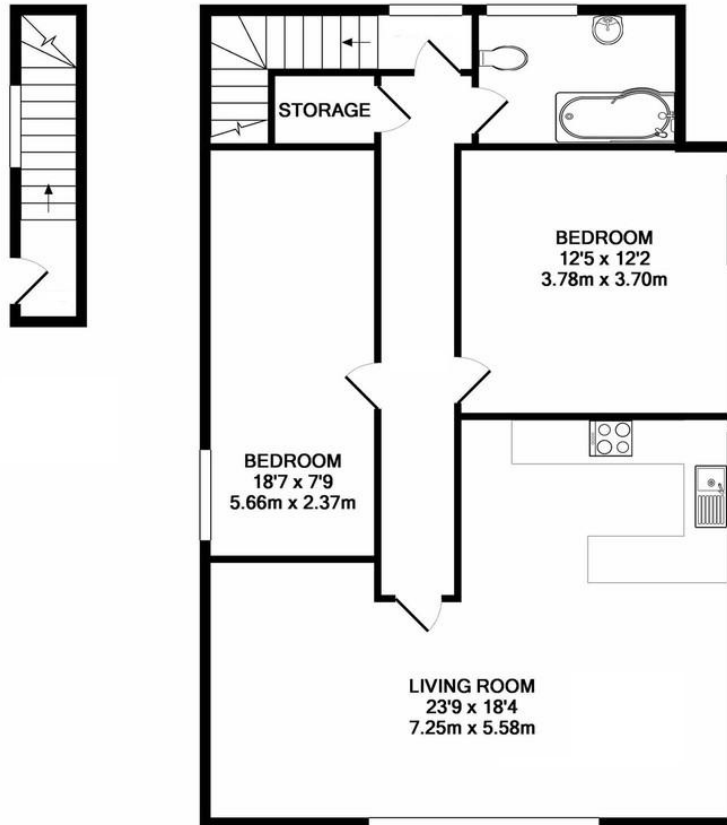
ACCOMMODATION

Entrance Hall with steps leading up to the first floor landing with double glazed window to side. First Floor Landing with, large storage area leads to Open Plan Kitchen/Dining and Living Room which is dual aspect with window to front and side, original painted beams, LED spotlights, digital TV sockets & sky satellite cable preparation. The modern kitchen is fitted to a contemporary style with a range of high and low level base units with soft closing function, granite effect work surfaces, stainless steel sink with mixer tap, electric hob with extractor above, fan assisted oven, integrated Dishwasher, integrated Hotpoint washer/dryer, space for a large fridge/freezer, intercom system with colour LCD and night vision and breakfast bar with the space for seating beneath. Large Master Bedroom, second Bedroom and Bathroom with L shaped bath with glass shower screen, mixer tap and shower attachment, low level modern sink with mixer tap and splash back tiling, low level wc, part tiled walling, LED spotlights, extractor fan, circular glass mirror and large towel rail.

OUTSIDE

Off road parking for one car.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Flat 1, The Old Bank, Beacon Rd, Crowborough TN6 1AL

TOTAL APPROX. FLOOR AREA 898 SQ.FT. (83.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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SITUATION

The property is situated in the town centre which offers good shopping facilities, all local amenities and nearby local schools. There is main line rail service at nearby Jarvis Brook with service of trains to London in about one hour. There are excellent bus services to the spa town of Royal Tunbridge Wells, an about 7 miles distance and the coastal resort of Brighton. The lovely Ashdown Forest with its superb walks and riding is nearby.

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

