



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- One Bedroom
- Security Deposit: £1,153
- Available mid-June
- Off Road Parking available
- Energy Efficiency Rating: C
- Modern Kitchen

Upper Grosvenor Road, TUNBRIDGE WELLS

£1,000 pcm



Upper Grosvenor Road, Tunbridge Wells, TN1 2DZ

Recently refurbished to include full redecoration and Brand New Kitchen, this centrally located One Bedroom Apartment is extremely well presented throughout offering stylish and spacious accommodation a short distance from the Town Centre and within walking distance of the Main Line Station. Additional benefits include Gas Central Heating and off road Parking available on a first come first served basis.

ACCOMMODATION

Communal entrance hallway with stairs to the first floor. The apartment itself affords Entrance Hall with attractive wood flooring, Entry Phone system, storage/boiler cupboard and high level shelving for additional storage. Stunning Reception Room with new carpets, feature fireplace and fitted cupboard. The Bedroom with a built in wardrobe is positioned to the rear of the property overlooking the Garden, as is the stunning new Kitchen with white gloss, soft close cupboards and drawers with wooden worktops. The Kitchen comes complete with Fridge/Freezer, Washing Machine, Electric Hob and Oven with extractor hood over. Completing the accommodation is the Shower Room with walk in cubicle, low level W/C and basin.

OUTSIDE

There is a communal Garden to the rear of the property, with Off Road Parking available on a first come basis to the front.



SITUATION

The town itself offers excellent multiple shopping facilities including the Royal Victoria Place shopping mall and the Calverley Road precinct. For more specialist shops, boutiques and restaurants, these can be found in the southern part of the town, within the old High Street and historic Pantiles. The town is well served by a variety of schools, both state and independent, for children of all ages. Recreational facilities include the Tunbridge Wells Sports & Indoor Tennis Centre on St John's Road, central theatre and out of town there is the Knights Park Leisure Centre with its multiscreen cinema, tenpin 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

