



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 2 Bedrooms
- Security Deposit: £1,673
- Council Tax Band: C
- Available Mid-June
- Energy Efficiency Rating: B
- Off Road Parking

**Avebury Avenue, TONBRIDGE**

**£1,450 pcm**



**Avebury Avenue, Tonbridge, TN9 1TQ**

**\*\*ZERO DEPOSIT OPTION AVAILABLE\*\***

Situated within a 5 minute walk of the Main Line Station and High St, with views across the river and park to the rear, this 2 Double Bedroom Apartment is superbly presented throughout and also benefits from allocated Off Road Parking.

### **ACCOMMODATION**

Communal Entrance Hall with stairs to the first floor. The Apartment itself comprises Entrance Hall with storage cupboard and entry phone; 2 Double Bedrooms, with the Master Bedroom also including fitted wardrobes with mirrored sliding doors and an en suite Shower Room. A Family Bathroom accessed off the Entrance Hall includes a full white suite with shower over the bath. The standout feature of this property is the well appointed and extremely light open plan Living Room and Kitchen which has ample space for independent Lounge and Dining areas with views across the park at the rear of the building. The Kitchen area itself is fitted with a range of wall and base units for storage and a Gas Hob and Electric Oven with extractor over.

### **OUTSIDE**

Set off the Living Room via sliding patio doors there is a private Balcony with space for table and chairs overlooking the river and park beyond. To the side of the building there is allocated Off Road Parking for one car.





## SITUATION

The town 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 and secondary 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.

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Southborough  
Tunbridge Wells  
Letting & Management  
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