



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 2 Bedroom
- Security Deposit: £1,730
- Council Tax Band: D
- Available Beginning of August
- Energy Efficiency Rating: C
- 2x Allocated Parking Spaces

**Molyneux Park Road, TUNBRIDGE WELLS**

**£1,500 pcm**



## Molyneux Park Road, Tunbridge Wells, TN4 8DQ

Presented to an extremely high standard - and enjoying not only an elevated Tunbridge Wells location, but also a most pleasant and secure living environment - a two bedroom lower ground floor apartment with en suite facility to the main bedroom, a large open plan living/dining area and good proximity to the Common, the main line railway station and the shopping centre.

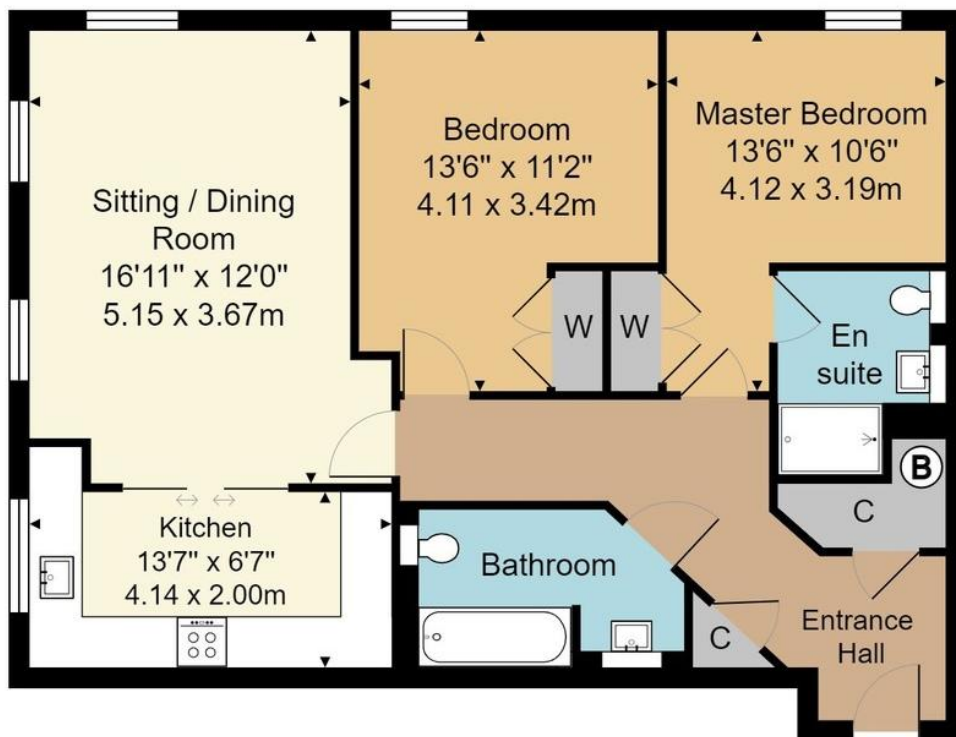
## ACCOMMODATION

Entrance Hallway with wood effect flooring, wall mounted video entry phone and a large cupboard with wall mounted boiler and generous additional storage space as well as a shallow cupboard housing electrical consumer unit and providing good storage space for ironing board etc. Doors from the Entrance Hall leading to: Family Bathroom fitted with a wall mounted wash hand basin with tiled splashback and mixer tap over, panelled bath with mixer tap over and single head shower attachment, low level wc. and towel radiator. Master Bedroom with wood effect flooring, fitted wardrobe with electric light, areas of shelving and with a fitted coat rail. The Master Bedroom also benefits from an En-Suite Shower Room: Bedroom 2 with wood effect flooring also includes a fitted cupboard with electric light, fitted shelving and coat rail. Reception Room with plenty of space for lounge furniture and for entertaining and good space for further table and chairs with double partially glazed sliding doors that lead to Kitchen fitted with a range of wall and base units with a complementary polished granite work surface. Integrated fridge/freezer, microwave, washing machine and tumble dryer. Integrated double electric oven with further inset electric induction hob over, stainless steel splashback and feature stainless steel extractor hood. Inset single bowl stainless steel sink with mixer tap over.

## OUTSIDE

Molyneux Place sits behind secure electronic entrance gates and offers both visitors parking and a storage locker. The apartment itself has two allocated parking space, one underground and one above ground.





Approx. Gross Internal Area 830 ft<sup>2</sup> ... 77.1 m<sup>2</sup>

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## SITUATION

The property sits at the junction of Molyneux Park Road and Mount Ephraim to the westerly side of Tunbridge Wells centre, a modest walk from the town and main line railway station. Proximate to the Common, it enjoys many of the advantages of Tunbridge Wells whilst still retaining a quiet and secure environment. Tunbridge Wells itself has an excellent mix of social, retail and educational facilities including a number of sports and social clubs alongside two theatres, a host of independent retailers, restaurants and bars located principally between the Pantiles and Mount Pleasant with a wider range of multiple retailers at the Royal Victoria Place shopping centre and associated Calverley Road and North Farm Retail Park some 1.5 miles distant. The town has two main line railway station, both of which offer fast and frequent services to both London termini and the South Coast.

## 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
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Southborough	01892 511311
Tunbridge Wells	01892 511211
Letting & Management	01892 528888
Associate London Office	02070 791568

