



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 bedroom
- Security Deposit: £1,615.00
- Council Tax Band: B
- Available Early December 2025
- Energy Efficiency Rating: D
- Courtyard Garden

Auckland Road, TUNBRIDGE WELLS

£1,400 pcm



Auckland Road, , Tunbridge Wells, , TN1 2HP

LIGHT & SPACIOUS MODERN TWO BEDROOM MAISONETTE

Well presented duplex maisonette which is conveniently located within easy access of the town centre and mainline station.

ACCOMMODATION

The accommodation comprises of entrance door into a good size lounge, stairs leading to ground floor kitchen area comprising an integrated electric oven, fridge/freezer and washing machine, double bedroom/ 2nd reception room with electric feature heater and a bathroom with a panelled bath with mixer tap over and single head shower attachment with fitted glass screen. Lower ground floor consists of one bedroom with feature recess. Louvered doors leading to a deep wardrobe with good storage space. Double glazed window to the side and a partially glazed double door opening to Auckland Road and an area of low maintenance synthetic lawn.

Exterior

Set to low maintenance paving with a combination of retaining brick work and fencing. External tap. Gate leading to Auckland Road.



SITUATION The property is located on the junction of Auckland Road and Western Road in the St. James quarter of Tunbridge Wells which is a popular and pleasant residential area with excellent access not only to the town along Camden Road but also to the recently refurbished Grosvenor and Hilbert Park, a beneficiary of a National Lottery grant. Tunbridge Wells itself has a wide range of social, retail and educational facilities including a number of sports and social clubs and two theatres, a wide range of principally independent retailers, restaurants and bars along the aforementioned Camden Road and also between Mount Pleasant and the Pantiles with a fuller range of multiple retailers both in the Royal Victoria Place shopping centre and the nearby North Farm retail estate. The town has two main line railway stations giving access to both London and the South Coast and a number of highly regarded schools at primary, secondary, independent and grammar levels.

VIEWING 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

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
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