



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Double Bedrooms
- Security Deposit £1,730
- Council Tax Band: C
- Available Mid November
- Energy Efficiency Rating: D
- Light And Spacious

Alder Close, TUNBRIDGE WELLS

£1,500 pcm



Alder Close, , Tunbridge Wells, , TN4 9YE

BRIGHT AND SPACIOUS 2 BEDROOM HOUSE IN CUL DE SAC LOCATION WITH GARAGE EN BLOC

This light and spacious two double bedroom terraced house is situated in a cul de sac with the benefit of a garage en block. The property has front and rear gardens, gas central heating and is tastefully decorated.

ACCOMMODATION

Ground Floor

The ground floor accommodation comprises of a Front Porch, area for coat storage, Storage cupboard housing water and gas meters, light and spacious Lounge/Dining Room, Kitchen overlooking rear Garden.

First floor

On the first floor there are two double Bedrooms, with the master having triple fitted wardrobes with hanging rails, storage and mirrored doors. The family bathroom comprises bath with power shower over and glass shower screen, vanity unit with inset basin and a low level WC.

Outside

There is a garage en bloc situated near to the property with a pitched roof giving you extra storage. The property has



front and rear gardens, with the rear garden having a patio area and area of lawn.

SITUATION: Set just 0.9 miles distance to High Brooms main line station which provides fast and frequent trains services to London and Hastings on the south coast, also close to reputable schools/local amenities. The property is on a local bus route to central Tunbridge Wells which offers an excellent range of shopping facilities at the Royal Victoria shopping mall and the Calverley Road Precinct. A further selection of shops are available within the Old High Street and historic Pantiles set within the southern part of the town, along with a selection of independent restaurants and cafes.

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

