



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedrooms
- Security Deposit: £2,076
- Council Tax Band: D
- Available 4th December
- Energy Efficiency Rating: C
- En-Suite Bathroom

Sandringham Mews, TUNBRIDGE WELLS

£1,800 pcm



Sandringham Mews, Tunbridge Wells, , Kent, TN4 9JS

3 BEDROOM TOWN HOUSE IN GATED DEVELOPMENT A SHORT WALK FROM THE TOWN CENTRE

This 3 Bedroom Town House situated within a gated development close to the Town Centre benefits from Gas Central Heating, Off Road Parking and a rear Courtyard Garden. The property is well presented and neutrally decorated throughout with a brand new Kitchen to be fitted.

ACCOMMODATION

Ground Floor

The ground floor accommodation comprises of an Entrance Hallway with stairs leading to the upper floors, Cloakroom, Living Room with laminate flooring and a new Kitchen with integrated appliances and breakfast bar to be fitted soon. The Kitchen also provides access to the Rear Garden.

First Floor

On the first floor there are two Bedrooms and a Family Bathroom with a white suite comprising a panelled bath with shower attachment over, pedestal wash hand basin and a low level WC.

Second Floor



On the second floor there is a Master Bedroom with En-Suite Bathroom comprising of a white suite with panelled bath with shower attachment over, pedestal wash hand basin and low level WC and a balcony with far reaching views.

Outside

To the front of the property there is a driveway providing off road parking and a low maintenance garden to the rear which is mainly laid with shingle and a patio area adjoining the back of the house.

SITUATION

The property is located approximately half a mile from Tunbridge Wells town centre and approximately just under a mile distant in either direction to a mainline station providing connections to London Charing Cross/Cannon Street and the south coast. Tunbridge Wells 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 area. There are many clubs and recreational facilities within Tunbridge Wells and include the Tunbridge Wells Sports & Indoor Tennis Centre on St John's Road, two theatres, golf and cricket clubs, whilst 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

