



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedrooms
- Security Deposit: £2,076
- Council Tax Band: C
- Energy Efficiency Rating: C
- Available End of November
- Fully Refurbished Throughout

Rochdale Road, Tunbridge Wells

£1,800 pcm



Rochdale Road, , Tunbridge Wells, , TN1 2JE

Three-story, three-bedroom terraced town house in the St. James quarter of Tunbridge Wells features high-quality refurbishments throughout and is adjacent to Grosvenor & Hilbert Park and a within a mile of High Brooms railway station.

This three storey, three bedroom terraced townhouse in the St. James quarter of Tunbridge Wells has recently been refurbished throughout and is situated in a great location, adjacent to Grosvenor & Hilbert Park with its areas of ancient woodland, play areas and community orchards, and within a mile of High Brooms railway station and close to town.

ACCOMMODATION

Ground Floor

Accessed via five steps from the exterior, the ground floor compromises a spacious sitting room with a door leading to inner hallway with staircase to both the upper floors and lower floors. At the back of the property is a double bedroom with window overlooking garden to the rear.

Lower Ground Floor

As you descend the staircase, you enter the second reception room which has double doors leading out to the garden. The newly fitted kitchen is situated to the front of the property and is well equipped with integrated appliances such as under counter fridge, slimline dishwasher, washing machine, four ring electric hob, oven and has a range of wall and



base units. Completing this floor is the newly fitted bathroom with shower over the bath.

First Floor

This top floor is completed by two spacious double bedrooms.

Outside

A low maintenance garden is located to the rear of the property with a patio area opening onto synthetic grass. There is a gate to the rear.

SITUATION

The property is located in the St James' quarter of town. At one end, Grosvenor and Hilbert Park - recently refurbished and now a wonderful local facility - at the other, access to the Town Centre via Camden Road which is approximately 0.7 miles where a good number of the towns independent retailers and restaurants can be found. The area is well served by both of Tunbridge Wells's mainline stations, High Brooms (0.7 miles) and Tunbridge Wells (1.2 miles). The town has an excellent mix of multiple retailers at the Royal Victoria Place, the Calverley Road pedestrianised precinct and North Farm Estate with further independent offerings along Mount Pleasant, the Old High Street, Chapel Place and the Pantiles. Tunbridge Wells has a good number of highly regarded schools at primary, secondary, grammar and independent levels, many of which are accessible from the property.

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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Crowborough 01892 665666
Southborough 01892 511311
Tunbridge Wells 01892 511211
Letting & Management 01892 528888
Associate London Office 02070 791568

