



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Security Deposit: £2,019.00
ZERO OPTION AVAILABLE
- Council Tax Band: D
- Available Mid January
- Energy Efficiency Rating: B
- Off Road Parking x 2

Golding Road, TUNBRIDGE WELLS

£1,750 pcm



Golding Road, , Tunbridge Wells, , TN2 3FN

WELL PRESENTED 2 BEDROOM FURNISHED MODERN HOME WITH OFF ROAD PARKING FOR 2 CARS AND LOW MAINTENANCE GARDEN IN A POPULAR RESIDENTIAL LOCATION **ZERO DEPOSIT OPTION AVAILABLE**

Situated in a tucked away position within the popular Knights Wood development, this modern furnished 2 Bedroom home is extremely well presented and offered in superb order. Neutrally decorated throughout and with the benefit of an attractive low maintenance rear garden and allocated parking for 2 cars, the accommodation affords;

Entrance Hall with cloak cupboard and ground floor w/c, well-appointed Kitchen/Dining Room which includes a range of wall and base level cupboards and integrated appliances including Fridge/Freezer, Washing Machine, Dishwasher, Gas Hob and Electric oven with extractor hood over - and ample space for formal dining space with table and two benches and chairs. The lounge overlooks the garden with double patio doors and has a corner fabric sofa and television stand.

Upstairs there are 2 generous double Bedrooms one with double bed the other with a single trundle bed and built in wardrobe, The modern Bathroom includes a white suite including a shower over the bath.

OUTSIDE

Accessed from the Living Room there is low maintenance rear garden laid mainly to lawn but with a good size patio area for outdoor furniture. There are also 2 allocated parking spaces available with the house.

SITUATION



Located on Knights Wood - a development by Dandara New Homes - the property benefits tremendously from its ready access to local shops and amenities, a town square, beautiful green spaces and the most appealing woodland setting surrounding the development itself. Knights Wood is a great place from which to enjoy Royal Tunbridge Wells. With the Nuffield Health Club, a multi screen cinema and successful retail park all located just a short walk away. The town centre hosts a fine selection of restaurants, theatres and shops - from High Street stores to specialist independent retailers - many of which can be found in the Pantiles with its attractive Georgian architecture. There is an outstanding selection of quality secondary schools in Tunbridge Wells and the surrounding area. However for families of younger children, the Skinners Kent Primary School is a premium, purpose built facility located at Knights Wood. There are two railway stations near to Knights Wood - High Brooms and Tunbridge Wells. Both provide trains into central London. For Knights Wood residents, there is an exclusive shuttle bus to High Brooms station providing a two hour a.m. and p.m. service. Knights Wood is also served by the Centaur commuter coach, with a regular timetable to Canary Wharf and London.

VIEWING

Strictly by prior appointment with Wood & Pilcher Letting & Management 01892 528888

IMPORTANT AGENTS NOTE

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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Tunbridge Wells
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