



Price

£1,750 PCM

Fees Apply



Available 31/05/25

**Guildford Road
Tunbridge Wells TN1**

Wards

Helping you move forwards



Main Features

Top Floor

Walking distance to train station

Beautiful views

Nicely presented

Appliances included

Period Features



Deposit required is £2,019.23

Tunbridge Wells District - Council Tax Band Tax Band C

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

www.gov.uk/government/publications/how-to-rent

www.gov.uk/private-renting

www.wardsofkent.co.uk/renting/tenancy-fees-individuals/

www.gov.uk/green-deal-energy-saving-measures

Call Tonbridge 01732 770833 ■ wardsofkent.co.uk

IMPORTANT INFORMATION: Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Wards, 2015. Wards is a trading name of Arun Estates Limited Registered in England No. 2597969

Accommodation

Communal Entrance

Entrance hallway

W.C

Lounge 4.32 x 3.79

Kitchen 2.42 x 1.77

Bedroom 1 4.19 x 3.79

Bedroom 3/Study 3.48 x 2.95

Bedroom 2 5.36 x 3.76 (max)

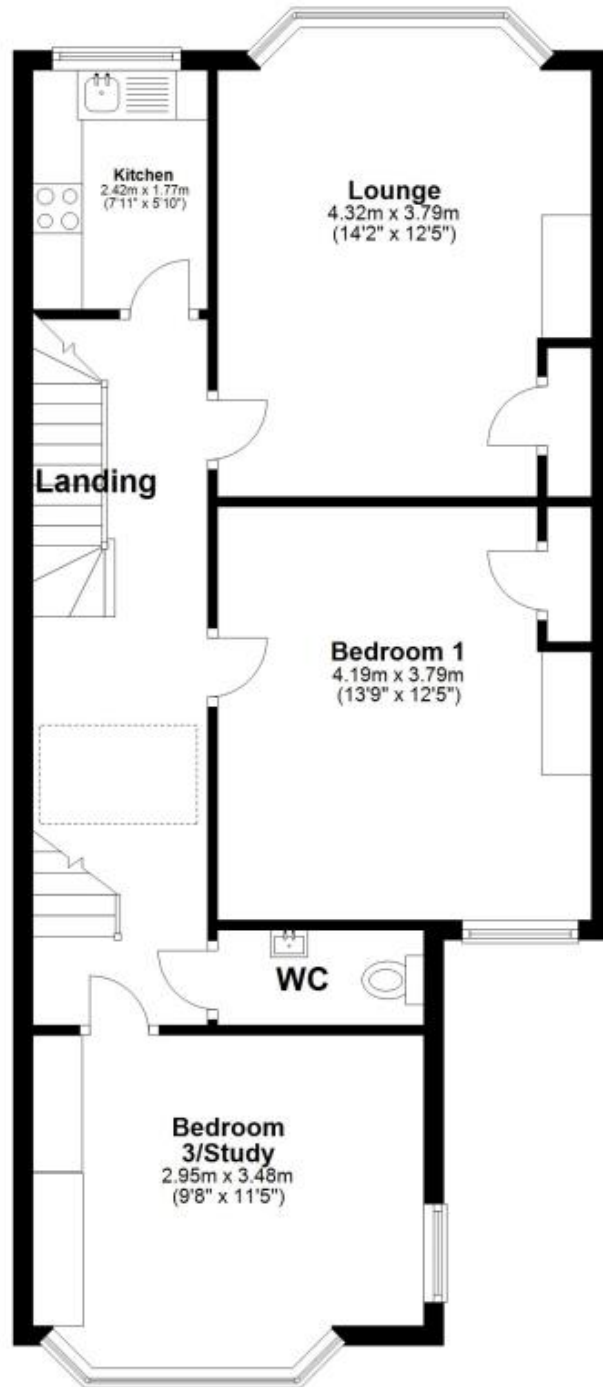
Bathroom 3.18 x 3.09

On street permit parking



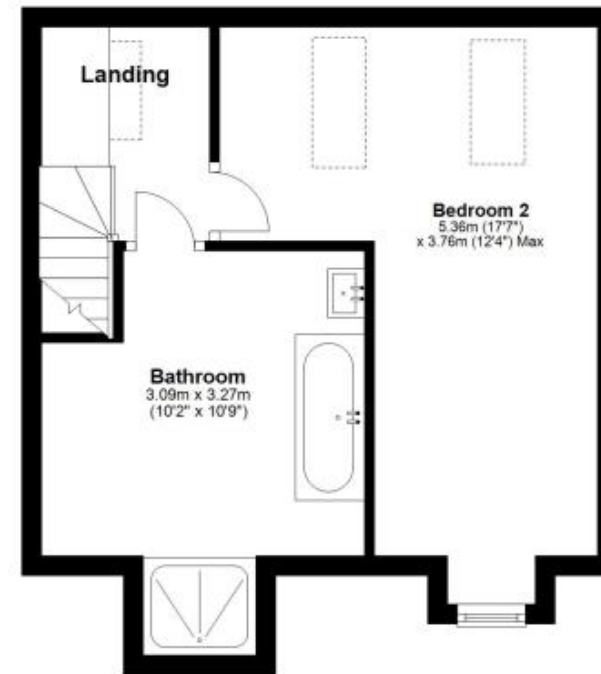
Second Floor

Approx. 64.5 sq. metres (694.0 sq. feet)



Third Floor

Approx. 31.9 sq. metres (343.0 sq. feet)



Total area: approx. 96.3 sq. metres (1037.0 sq. feet)