



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedrooms
- Security Deposit: £2,884
- Council Tax Band: C
- Energy Efficiency Rating: C
- Finished To A High Standard
- Allocated Off Road Parking

Court Lodge, Lamberhurst

£2,500 pcm



Court Lodge, Lamberhurst, Tunbridge Wells, TN3 8DU

Situated on the second floor of an elegant 18th-century Manor House, this stunning three-bedroom, two-bathroom apartment offers beautifully restored accommodation of exceptional quality. Combining magnificent proportions with period charm, the apartment enjoys breath-taking views across Lamberhurst Golf Course and the surrounding countryside.

The property features three generous double bedrooms, including an impressive principal suite with an en suite bathroom and a large built-in storage cupboard. The remaining two double bedrooms are served by a stylish family shower room.

At the heart of the home is a superb, fully integrated kitchen, which flows seamlessly into the spacious dining room and, in turn, the elegant sitting room. This open-plan layout creates a wonderfully light and expansive living space, ideal for both everyday living and entertaining.

Further benefits include allocated off-road parking, completing this exceptional home in a truly picturesque setting.

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.

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Crowborough
Southborough
Tunbridge Wells
Letting & Management
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