



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- One Bedroom
- Security Deposit: £825
- Council Tax Band: A
- Energy Efficiency Rating: C
- Available May
- Close to Town Centre & Station

Park Road, Tunbridge Wells

£825 pcm



Park Road, , Tunbridge Wells, , TN4 9JN

Centrally located one bedroom apartment

This well-positioned one-bedroom flat, is conveniently located within approximately a five-minute walk of the town centre.

The accommodation comprises an entrance hallway with entry phone system, an open plan living room/kitchen, double bedroom, and bathroom fitted with an electric shower. The kitchen includes an electric oven with four-ring hob, under-counter fridge, and a range of wall and base units providing additional storage. Residents also benefit from access to a communal laundry room within the building.

SITUATION The town offers an excellent range of shopping facilities including the Royal Victoria Place Shopping Centre and Calverley Road precinct. For more specialist shops, boutiques, cafés and restaurants, the southern part of the town offers the charming Old High Street and historic Pantiles.

Tunbridge Wells is also well served by a variety of highly regarded state and independent schools catering for all age groups. Recreational facilities include the Tunbridge Wells Sports & Indoor Tennis Centre on St John's Road, the Assembly Hall Theatre, and the nearby Knights Park Leisure Complex with its multiscreen cinema, tenpin bowling and private health club.

VIEWING Strictly by prior appointment with the owner via 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

