WOOD & PILCHER

Sales, Lettings, Land & New Homes





- Studio Apartment
- Security Deposit: £923
- Council Tax Band: A
- Energy Efficiency Rating: D
- Central Location
- Close to local shops and amenities

Dudley Road, TUNBRIDGE WELLS **£800 pcm**



Dudley Road, , Tunbridge Wells, , TN1 1LF

TOP FLOOR STUDIO APARTMENT IN EXCELLENT CENTRAL LOCATION

Located centrally in Tunbridge Wells, this top floor Studio offers easy access to Tunbridge Wells main line railway station as well as the Pantiles.

ACCOMMODATION:

Communal stairs to the top floor. The main studio area is of a good size with a fitted Kitchen positioned to the front of the property with far reaching roof top views across the town. The main living area is carpeted with easily defined lounge and sleeping areas as well as fitted cupboard storage. There is modern shower room with walk in shower cubicle, basin and w/c. The property is neutrally decorated throughout.

SITUATION:

Dudley Road is a popular residential road in the very centre of Tunbridge Wells offering immediate access to both the Royal Victoria Place shopping precinct and the associated Calverley Road, alongside a host of independent retailers, restaurants and bars located principally between Mount Pleasant and the Pantiles. The property also affords excellent access to Tunbridge Wells main line railway station which offers fast and frequent services to both London termini and the South Coast

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.

Heathfield 01435 862211
Crowborough 01892 665666
Southborough 01892 511311
Tunbridge Wells 01892 511211
Letting & Management 01892 528888
Associate London Office 02070 791568