



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Security Deposit: £1,788
- Council Tax Band: D
- Energy Efficiency Rating: B
- Secure Underground Parking
- Private Balcony

Medway Drive, TUNBRIDGE WELLS

£1,550 pcm



Medway Drive, , Tunbridge Wells, , TN1 2FH

SPACIOUS, MODERN TOP FLOOR APARTMENT LOCATED WITHIN A POPULAR GATED, PURPOSE-BUILT BLOCK IN A VERY CENTRAL LOCATION OF TUNBRIDGE WELLS

This spacious, modern Top Floor Two Bedroom apartment is located within a popular gated, purpose-built block in a very central location of Tunbridge Wells. It enjoys a private balcony with attractive views over Grosvenor and Hilbert Park and has secure underground parking and additional permit parking.

ACCOMMODATION:

Secure entrance into Communal Hallway with stairs to Second Floor. L-shaped Hallway with large built in store cupboard leading to spacious Living Area with double French doors to the private balcony, Kitchen area with a range of wall, base and drawer units, built in oven, gas hob and fridge/freezer. Master Bedroom with En-Suite Shower Room, further Double Bedroom and Bathroom.

OUTSIDE:

The property enjoys an allocated parking space in the secure underground car park, as well as having two permits for the gated parking to the front of the property, which is allocated on a first-come first-served basis

SITUATION:

The property is located on a popular residential road centrally positioned within Royal Tunbridge Wells and is under a mile walking distance of either High Brooms or Tunbridge Wells main line stations. Local amenities include a selection of restaurants and retailers within the Camden quarter, whilst the main town centre is approximately half a mile walk and offers a wide selection of retail outlets within Royal Victoria Place Shopping Mall and the Calverley Road precinct. In the southern part of the town you will find the old High Street boasting a wide selection of independent retailers along with vibrant cafes, restaurants and bars, associated with a busy spa town. Recreational facilities include a number of nearby parks, a wide selection of sports clubs. In addition to the local primary schools, there are a host of well regarded secondary, independent and grammar schools, making this property extremely well placed to take advantage of such excellent facilities.



	Current	Potential
A B C D E F G	87	89

Approx. Gross Internal Floor Area 682 sq. ft / 63.36 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

