



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Security Deposit: £1,961
- Council Tax Band: D
- Energy Efficiency Rating: C
- Allocated Parking
- Private Terrace

Spring Walk, Tunbridge Wells

£1,700 pcm



Spring Walk, , Tunbridge Wells, , TN4 8EQ

This extremely well presented and spacious two double bedroom ground floor apartment has the benefit of its own private terrace and allocated parking space.

This attractive contemporary apartment offers bright and well-proportioned accommodation, ideal for modern living. At its heart is a spacious dual-aspect open-plan living area, filled with natural light and providing access to a private covered terrace-perfect for relaxing or entertaining. The adjoining kitchen is well-appointed with a comprehensive range of units and integrated appliances, including fridge/freezer, dishwasher, washing machine, electric double oven and gas hob, creating a practical yet stylish space.

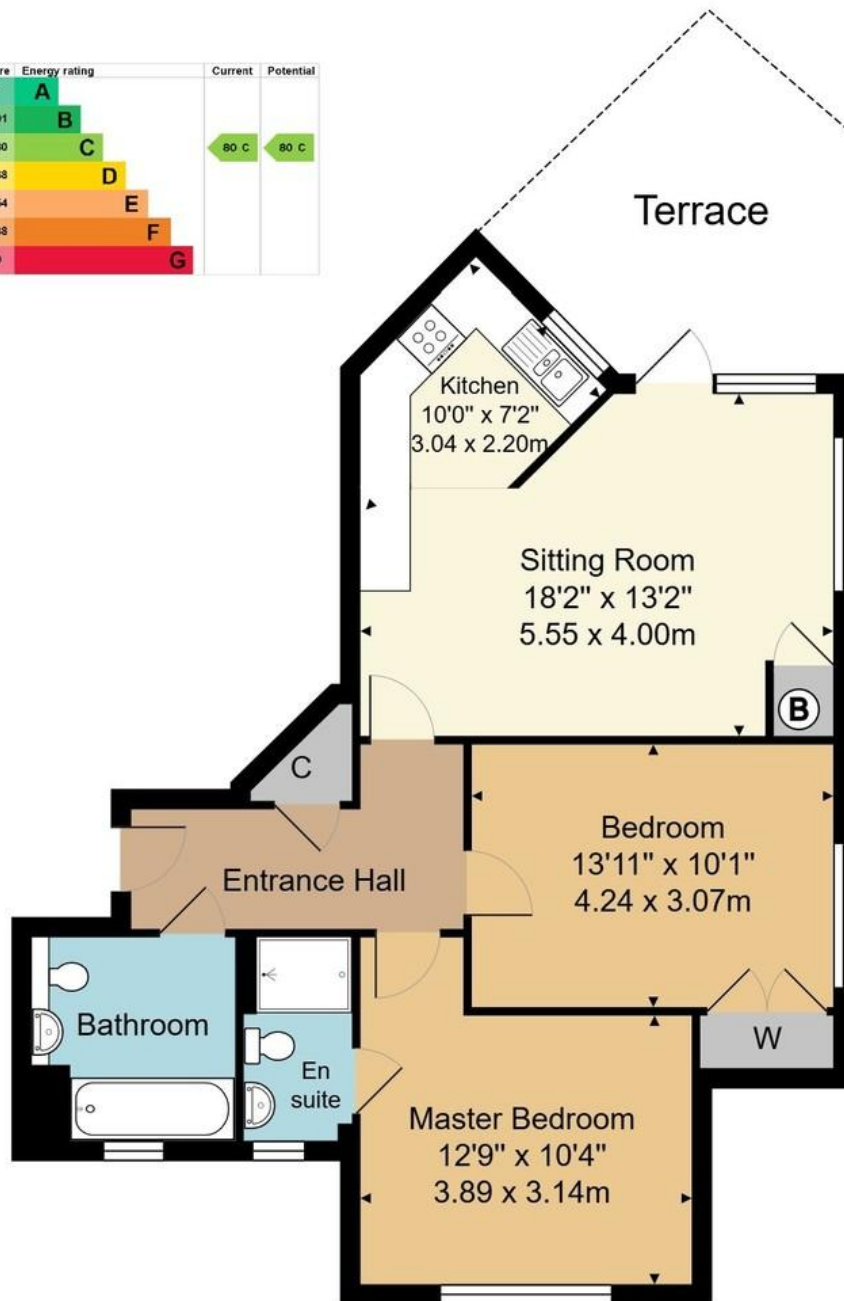
The property comprises two generous double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The second double bedroom with built in wardrobe is served by a modern family bathroom, both finished to a good standard. Additional features include a welcoming entrance hall with useful storage, a secure video entry system, and allocated parking along with visitor spaces.

Externally, the development is surrounded by well-maintained communal lawns and pathways, offering a pleasant setting.

SITUATION:

Spring Walk sits off the A26 Eridge Road in the southerly end of Tunbridge Wells and is situated by the start of the High Rocks footpath. Local facilities include a small post office, nearby Sainsburys supermarket and school alongside bus services that link with the area very quickly and efficiently into the town centre. Tunbridge Wells itself has an excellent mix of social, retail and educational facilities including a number of well regarded sports clubs, two theatres, a host of multiple retailers at nearby Royal Victoria Place and Calverley Road precinct, whilst further independent retailers, restaurants and bars can be found between Mount Pleasant and the historic Pantiles. The town is highly regarded for its educational facilities including excellent choices at primary, secondary, grammar and independent levels. The town has two main line railway stations both of which offer fast and frequent services to London and the South Coast.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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
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Southborough	01892 511311
Tunbridge Wells	01892 511211
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Associate London Office	02070 791568

