



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 4 Bedrooms
- Security Deposit: £2,423
- Council Tax Band: E
- Available End of April
- Energy Efficiency Rating: B
- Off Road Parking

Crabapple Road, TONBRIDGE

£2,100 pcm



Crabapple Road, , Tonbridge, Kent, TN9 1FW

4 BEDROOM CONTEMPORARY TOWN HOUSE SITUATED IN A RIVERSIDE DEVELOPMENT IDEAL FOR COMMUTERS

An elegant four bedroom town house in a traditional design yet with a contemporary twist. The idyllic setting is a short riverside stroll from the vibrant town of Tonbridge which offers an eclectic mixture of bars, restaurants, shops, an historic castle and Tonbridge station.

Lower Ground Floor

Entrance hallway with stairs leading to the upper floors.

Ground Floor

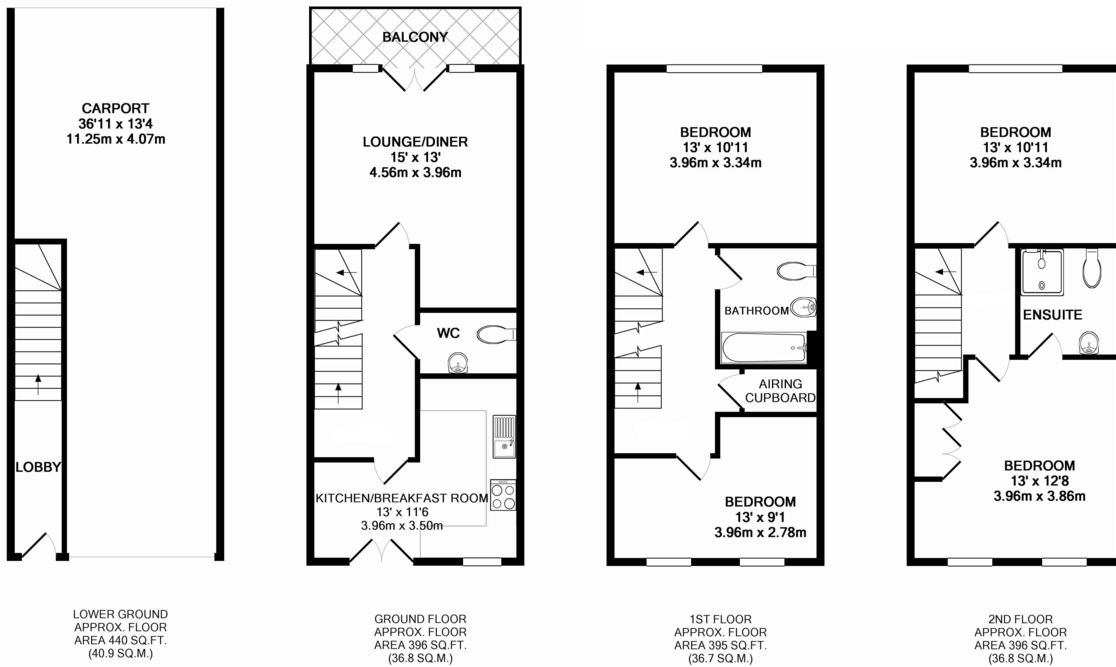
Spacious living room with French doors opening onto a decked balcony with stairs leading to the remainder of the garden, cloakroom and a kitchen / breakfast room comprising of wall and base units, integrated electric oven with five ring gas hob and extractor hood over, fridge/freezer, dishwasher, washer / dryer and French doors opening onto a Juliet balcony.

First Floor

On the first floor there are two double bedrooms and a family bathroom comprising of a panelled bath, pedestal wash hand basin and a low level WC.

Second Floor

The second floor is home to the master bedroom with built in wardrobes and en-suite shower room comprising a shower cubicle, pedestal wash hand basin and a low level WC and a further double bedroom.



TOTAL APPROX. FLOOR AREA 1628 SQ.FT. (151.2 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Outside

To the front of the house there is a car port providing off road parking for one to two cars and to the rear there is a low maintenance garden which is mainly laid to lawn with a paved pathway leading to a back gate and stairs leading to a raised decked seating area.

SITUATION

The property is situated close to the town which offers a range of high street retailers, pubs, cafes, restaurants, supermarkets, leisure facilities including The Angel Centre, Tonbridge indoor/outdoor pools and Tonbridge Park with the historic castle rowing and river activities, primary, secondary and grammar schools and mainline railway station with its fast

**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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