



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 2 Bedrooms
- Security Deposit: £1,730
- Council Tax Band: C
- Energy Efficiency Rating: D
- Superb Central Location
- Grade II Listed

**Monson Road, Tunbridge Wells**

**£1,500 pcm**



### **Monson Road, , Tunbridge Wells, , TN1 1LR**

A bright and spacious Grade II listed two bedroom apartment in a superb central location.

Being marketed as a two bedroom property with a study, this large and spacious property is ideally positioned in the heart of Royal Tunbridge Wells, just moments from a vibrant mix of bars, restaurants, and the main shopping district and has recently been redecorated including new carpets throughout.

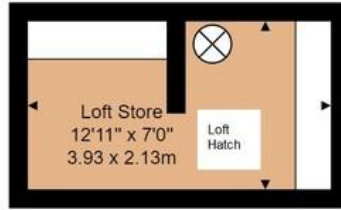
Accessed via stairs leading to a charming Grade II listed colonnade, the property enjoys a private entrance shared by only two apartments, with this home occupying the top floor. Inside, the accommodation is bright and generously proportioned, featuring a welcoming hallway with Velux windows, a large sitting room with impressive sash windows overlooking the Amelia Scott building, and a well-equipped kitchen/breakfast room fitted with a range of wall and base units and space for dining. A separate utility room provides additional practicality, along with access to a loft area for valuable storage. There are two spacious double bedrooms and a study, all enhanced by period features such as fireplaces and sash windows, while the bathroom is fitted with a panelled bath, mixer tap, and power shower.

The apartment's central setting offers excellent access to the town centre, including the popular Royal Victoria Place, a wide range of independent shops, eateries, and leisure facilities, as well as convenient links to the mainline railway station.

**VIEWING:** Strictly by prior appointment with Wood & Pilcher Letting & Management 01892 528888

**IMPORTANT AGENT 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	64 D
39-54	E		
21-38	F		
1-20	G		



**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

