



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 5 Bedrooms
- Security Deposit: £2,884
- Council Tax: E
- Energy Efficiency Rating:
- Off Road Parking
- Secure Garden to Rear

**Redleaf Close, Tunbridge Wells**

**£2,500 pcm**



**Redleaf Close, , Tunbridge Wells, Kent, TN2 3UD**

A well presented and spacious five bedroom detached family home situated in a quiet cul-de-sac.

**ACCOMMODATION:**

This well presented five bedroom detached family offers light, spacious and versatile living accommodation throughout and is situated in a peaceful and pleasant cul de sac adjacent to the Grosvenor and Hilbert Park. To the ground floor there is spacious fully fitted kitchen with built in appliances such as fridge/freezer, dishwasher and range cooker as well as space for breakfast table and chairs. Off from the kitchen is a separate utility room which leads to the garage for storage. At the back of the property there are two reception rooms which over look the private and enclosed rear garden. Upstairs there are five double bedrooms which are well served by the family bathroom.

**OUTSIDE:** To the front of the property there is driveway parking for 1-2 cars. The garden is to the rear of the property and has a patio and laid to lawn area.

**SITUATION:** Redleaf Close is a pleasant cul de sac of mid 20th century detached properties located between the Sandhurst Road and Grosvenor & Hilbert Park - offering areas of designated ancient woodland, sports pitches, water features, a community hub and café and a vibrant events calendar. Redleaf Close offers good access not only to the town centre but also to High Brooms railway station and the North Farm Retail Estate. Tunbridge Wells is a little over a mile away with a wider range of social, retail and educational facilities. The town has a number of highly regarded schools at all levels and a further main line railway station in the town centre.



**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

