WOOD & PILCHER

Sales, Lettings, Land & New Homes





- 1 Bedroom
- Security Deposit: £1,269
- Council Tax Band: E
- Available 24th July
- Energy Efficiency Rating: B
- Off Road Parking

Trinity Close, TUNBRIDGE WELLS **£1,100 pcm**






Pembury Place, Trinity Close, Tunbridge Wells, KENT, TN2 3QL

STUNNING ONE BEDROOM FIRST FLOOR APARTMENT IN A PRESTIGIOUS DEVELOPMENT CLOSE TO DUNORLAN PARK

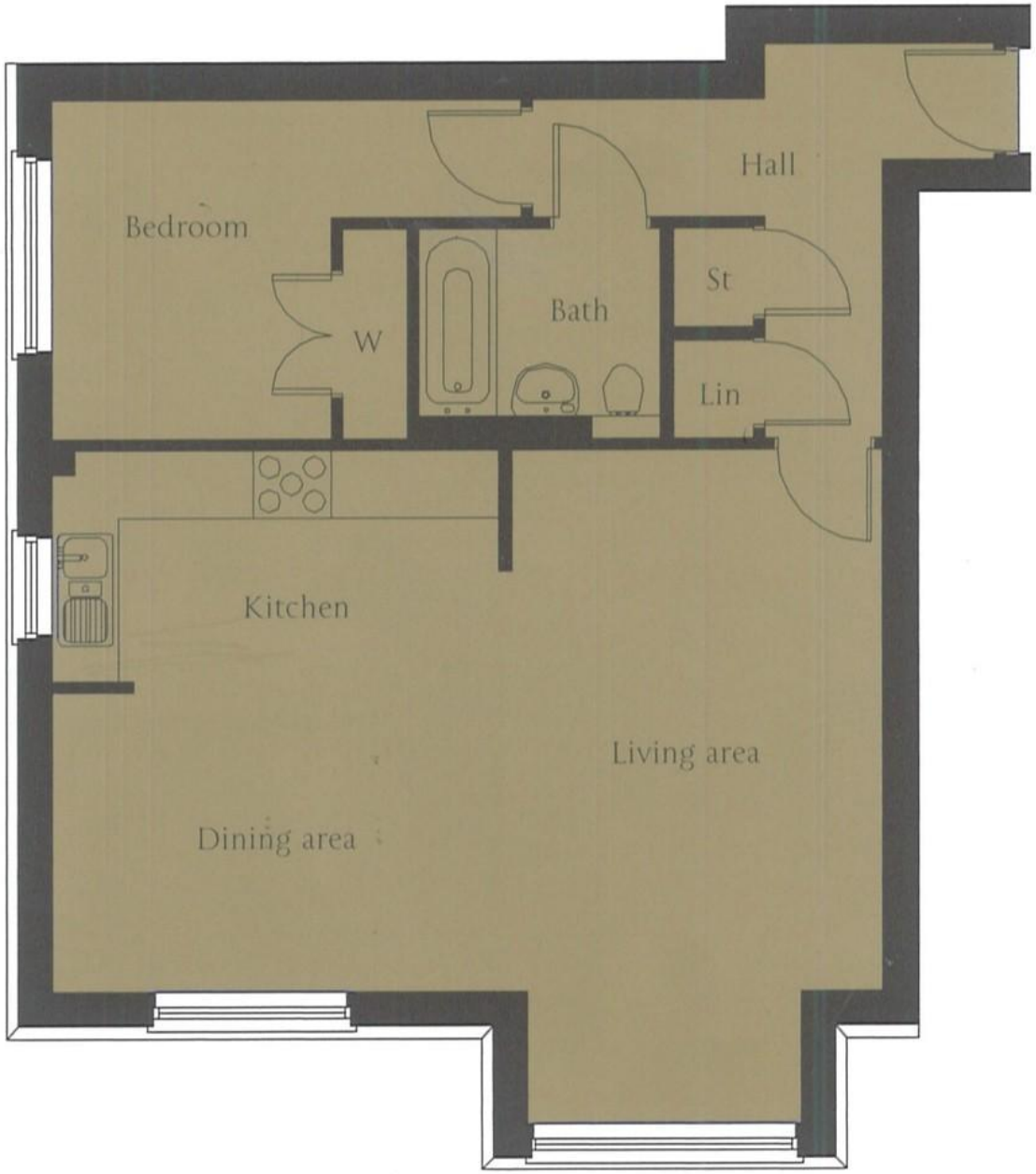
A superb One Bedroom Apartment situated in a stunning development a few minutes walk from the beautiful Dunorlan Park. Finished to a high standard throughout the property also benefits from allocated Off Road Parking.

ACCOMMODATION
Beautifully presented and maintained communal entrance hallway with spiral staircase and lift access to the first floor leads to; Entrance Hall with storage and linen cupboards leading to large open plan Living, Dining and Kitchen. The high spec modern fully fitted Kitchen includes a range of appliances including Fridge/Freezer, Gas hob and Electric Oven, Dishwasher and Washer/Dryer. A Large Double Bedroom with built in wardrobes and attractive Bathroom suite with shower over the bath completes the accommodation.

Outside
The Apartment has the benefit of allocated off road parking, with the building itself set within attractive maintained grounds with far reaching views accross and beyond Dunorlan Park which is a few minutes walk of the development.

SITUATION
The property is situated in a small development of apartments located in the popular and sought after Pembury Road area which backs onto Dunorlan Park, approximately three quarters of a mile walking distance from either the town centre, including Royal Victoria Place Shopping Mall and Calverley Road Precinct, where most of the multiple High Street retailers are represented. There is a similar walk to the main line station which has commuter services to London Charing Cross/Cannon Street. Also within this part of the town is the old High Street and historic Pantiles which hosts a number of independent retailers and a selection of vibrant cafes, restaurants and bars.

Within the area are a number of recreational facilities which include nearby Dunorlan Park with its boating lake, together with local rugby, golf and cricket clubs, whilst out of town there are sports centres, private health clubs and cinema



Living/Dining/

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