



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 1 Bedroom
- Security Deposit: £1,211
- Council Tax Band: B
- Available Mid February
- Energy Efficiency Rating: C
- Spacious Living Room

**Upper Grosvenor Road, TUNBRIDGE WELLS**

**£1,050 pcm**



**Upper Grosvenor Road, Tunbridge Wells, Kent, TN1 2DZ**

**BRIGHT AND AIRY ONE BEDROOM APARTMENT IN EXCELLENT CENTRAL LOCATION**

A short walk from the Town Centre and within easy reach of both Tunbridge Wells and High Brooms Station, this well presented top floor flat which retains attractive sash windows, exposed beams and feature fireplaces to both the Bedroom and Lounge also benefits from use of a communal Garden, Off Road parking on a first come first served basis and Gas Central Heating.

#### ACCOMMODATION

Communal entrance hall with stairs to the first floor with door to private entrance with further stairs leading to the top floor. The Entrance Hallway includes a generous storage cupboard and there is access to and use of the loft space for additional storage. Double Bedroom with fitted shelves and hanging space is situated to the rear with views over the communal Garden, well appointed modern Bathroom suite with shower over the bath, Kitchen with generous worktop space and a good range of base units for storage as well as Oven and Hob with extractor over and Fridge/Freezer. The Living/Dining Room is situated to the front of the property and includes feature fire place.

#### Outside

To the front of the property there is parking available on a first come first served basis while to the rear there is a well presented and maintained communal Garden.



## SITUATION

The town itself offers excellent multiple shopping facilities including the Royal Victoria Place shopping mall and the Calverley Road precinct. For more specialist shops, boutiques and restaurants, these can be found in the southern part of the town, within the old High Street and historic Pantiles. The town is well served by a variety of schools, both state and independent, for children of all ages. Recreational facilities include the Tunbridge Wells Sports & Indoor Tennis Centre on St John's Road, central theatre and out of town there is the Knights Park Leisure Centre with its multiscreen cinema, tenpin bowling complex and private health club.

## 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.

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Southborough  
Tunbridge Wells  
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