



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- One Bedroom
- Security Deposit: £950
- Council Tax Band: A
- Energy Efficiency Rating: C
- Close to Town and Station
- Communal Garden

Upper Grosvenor Road, TUNBRIDGE WELLS

£825 pcm



Upper Grosvenor Road, , Tunbridge Wells, , TN1 2EA

ONE BEDROOM GROUND FLOOR FLAT IN CENTRAL LOCATION

With the benefit of off road parking available to residents on a first come first served basis and use of a communal Garden to the rear, this One Bedroom Ground Floor flat has recently been redecorated throughout and has newly fitted carpets in the Living Room, Bedroom and Entrance Hall.

ACCOMMODATION

Front door from Communal Entrance Hallway leads to; Entrance Hallway leading to spacious Living Room with bay window to the front and ample space for lounge and dining furniture. Set off the Living Room there is a small but well appointed Kitchen with space and plumbing for a washing machine. Double Bedroom with single built in wardrobe; Bathroom with a shower over the bath.

OUTSIDE

To the front of the property there is off road parking available on a first come first served basis. To the rear there is a good size Communal Garden.

SITUATION

The property is situated in a central location within a short walk of the town centre 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 and frequent services to London Bridge/Charing Cross.

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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Tunbridge Wells
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