



**WOOD &
PILCHER**

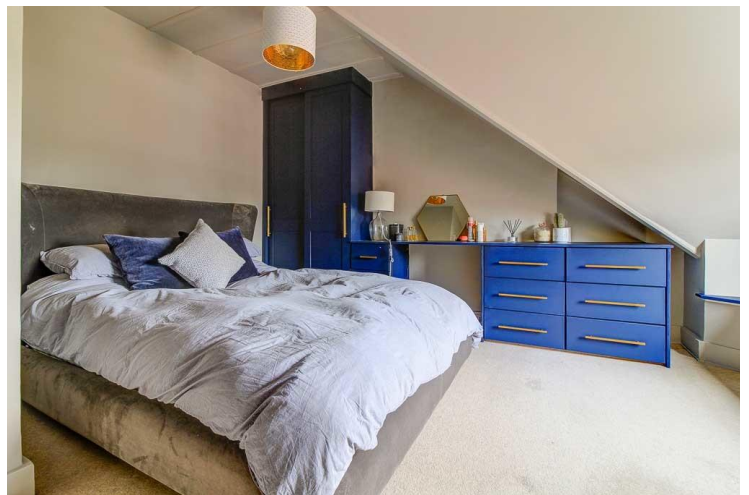
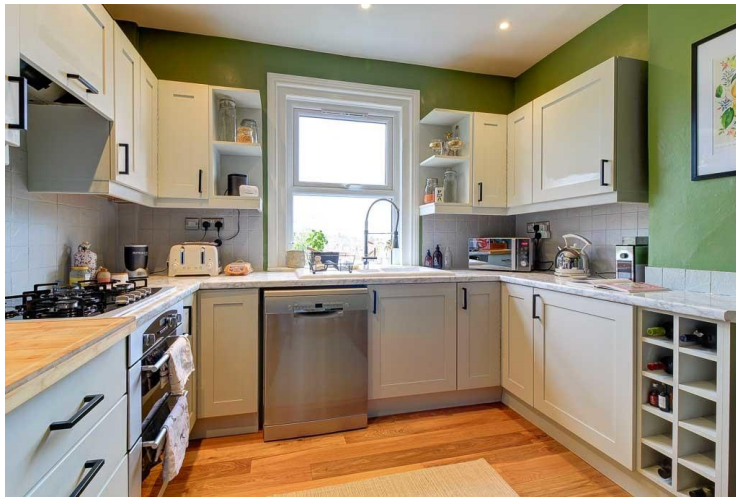
Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Security Deposit: £1,961.00
- Council Tax Band: B
- Energy Efficiency Rating: D
- Close to local shops and schools
- Gas Central Heating

Stephens Road, TUNBRIDGE WELLS

£1,700 pcm



Stephens Road, Tunbridge Wells, TN4 9JE

BEAUTIFULLY PRESENTED 2 BEDROOM MAISONETTE IN SOUGHT AFTER LOCATION WITHIN EASY REACH OF THE TOWN AND MAIN LINE STATION

This well-presented three-storey home is tastefully decorated throughout and is offered part furnished, providing bright and spacious accommodation in a convenient location.

The property is entered via a covered entrance porch leading into the welcoming entrance hallway, with stairs rising to the first floor.

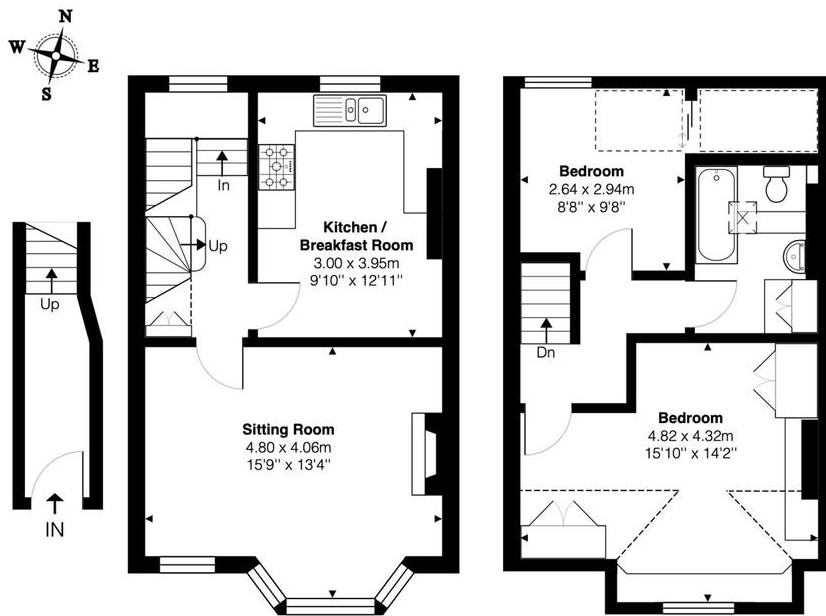
On the first floor, the generous living room is situated to the front of the property and features neutral décor, attractive flooring, a feature fireplace and charming window shutters, creating a light and inviting living space. To the rear, the well-appointed kitchen/dining room is fitted with a comprehensive range of wall and base units, ample worktop space and a selection of integrated appliances, offering an ideal space for both everyday living and entertaining.

The second floor comprises two double bedrooms and a modern family bathroom fitted with a contemporary white suite and shower over the bath. The principal bedroom, positioned at the front of the property, benefits from an excellent range of fitted wardrobes and storage cupboards, while the second double bedroom enjoys delightful far-reaching views to the rear.

Externally, on-road parking is available on Stephens Road.

SITUATION:

Stephens Road has continued to be one of Tunbridge Wells' most requested locations. The convenience of being able to walk to a main line station and busy town centre within under a mile and a short walk to a wide selection of well-regarded schools, makes this road particularly popular with families and commuters alike. Recreational facilities include a wide range of venues in which to dine, from chic hotels, trend setting gastro pubs and stylish bars. The town also has a wealth of open green space



6 Stephen's Road, Tunbridge Wells

Gross Internal Area Approx 80.2 sq m / 863 sq ft

Floorplan is for illustrative purposes only and is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. All parties must rely on their own inspections.

encompassing natural woodland and maintained grounds and parks and if you prefer something more energetic, the town is well supplied with gyms, a large well-equipped sports centre, several golf courses and a number of sports pitches and playgrounds. To satisfy the appetite for culture, there are two theatres, art galleries.

VIEWING: Strictly by prior appointment with the Landlord via 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

