WOOD & PILCHER

Sales, Lettings, Land & New Homes





- 2 Bedrooms
- Security Deposit: £1,494
- Council Tax Band: B
- Energy Efficiency Rating: D
- Resident's Off Road Parking
- Neutrally Decorated Throughout

Montacute Gardens, TUNBRIDGE WELLS **£1,295 pcm**



Montacute Gardens, Tunbridge Wells, TN4 8HG

WELL PRESENTED 2 BEDROOM TOP FLOOR APARTMENT IDEALLY SITUATED CLOSE TO THE PANTILES, HIGH STREET AND MAIN LINE STATION

Situated on a quiet private road in the heart of Tunbridge Wells, this well-presented top floor apartment forms part of an attractive converted period building and enjoys an enviable position just moments from the historic Pantiles, with the High Street and Main Line Station also close by.

ACCOMMODATION:
The property comprises an entrance hallway, a spacious living room featuring an attractive exposed brick decorative fireplace, a fitted kitchen with freestanding gas cooker, fridge/freezer and washing machine, a generous principal bedroom with two large built-in storage cupboards, a second bedroom and a bathroom fitted with a shower over the bath.

OUTSIDE
Residents benefit from a large communal rear garden and residents' parking to the front of the property which comes on a first come first serve basis.

SITUATION

Montacute Gardens is a popular private residential road located on the south side of Tunbridge Wells within close proximity to Sainsbury's superstore and the specialist shops, restaurants, cafés and wine bars of the famous Pantiles.









The property is approximately three quarters of a mile from the main town centre where there are extensive shopping facilities at the Royal Victoria Place shopping mall and the Calverley Road precinct. The mainline railway station is within approximately half a mile and offers frequent train services to London and the south coast. The area in general is well served with a variety of schools, both state and private, for children of all ages. Tunbridge Wells is particularly well favoured with good recreational facilities, including the St John's Sports and Indoor Tennis Centre and the out of town Knights Park Leisure Centre where there is a tenpin bowling complex, a multiscreen cinema and a 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.

Heathfield 01435 862211
Crowborough 01892 665666
Southborough 01892 511311
Tunbridge Wells 01892 511211
Letting & Management 01892 528888
Associate London Office 02070 791568