WOOD & PILCHER

Sales, Lettings, Land & New Homes





- One Bedroom
- Security Deposit: £1,500
- Energy Efficiency Rating: C
- Council Tax Band: B
- Off Road Parking
- Garden

Forest Road, TUNBRIDGE WELLS **£1,300 pcm**



Forest Road, Tunbridge Wells, TN2 5AL

One bedroom ground floor apartment with off road parking and garden in a central location.

Situated on the outskirts of Tunbridge Wells with local shops nearby and the Town Centre within walking distance, this superb Ground Floor apartment is well presented with modern fixtures and fittings and benefits from off road parking and enclosed low maintenance garden.

ACCOMMODATION

The property affords a private entrance which opens directly to the extremely light and spacious open plan Living Room/Kitchen which has partio doors overlooking the rear Garden. The modern Kitchen provides a good range of wall and base level cupboards for storage, breakfast bar, integrated Electric Oven with 4 ring Gas Hob and extractor over, and space and plumbing for a washing machine. Completing the accommodaiton there is a stylish shower room with walk in shower cubicle and a double Bedroom with fitted wardrobes.

Outside

Low maintenance rear garden laid mainly to lawn with a small patio area, and off road parking to the rear.

SITUATION

The property is situated just over a mile from the famous Pantiles and High Street areas of Tunbridge Wells, where






there are specialist shops, boutiques, bistros and restaurants. At the end of the High Street is Tunbridge Wells mainline station, which offers fast and frequent train services to London and the south coast. The Royal Victoria Place shopping mall and the Calverley Road precinct are within one-and-a-half miles from the property, where most of the major retail outlets are represented. The area is generally well favoured with good educational facilities, both state and independent, for children of all ages. Recreational and entertainment amenities include two theatres, the Tunbridge Wells Sports & Indoor Tennis Centre in St John's Road 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