



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Security Deposit: £1,615
- Council Tax Band: C
- Energy Efficiency Rating: D
- Sought After Location
- End of Terrace

Park Street, TUNBRIDGE WELLS

£1,400 pcm



Park Street, Tunbridge Wells, Kent, TN2 4SP

WELL PRESENTED 2 BEDROOM END OF TERRACE HOUSE WITH GOOD SIZED REAR GARDEN

This attractive and well presented two bedroom End of Terrace house is situated in a quiet residential road in the popular St. Peters area, within a short walk from the town centre and main line station. The property benefits from double glazing, gas fired central heating and a good sized rear garden.

ACCOMMODATION

GROUND FLOOR

Front door opens directly into the living / dining room with an archway leading to the modern fitted kitchen with integrated electric oven and hob with extractor over, freestanding fridge / freezer, washer dryer and door leading to the rear garden.

FIRST FLOOR

Upstairs there are two double bedrooms, the master benefitting from a built in wardrobe and the second bedroom benefitting from two smaller built in storage cupboards. There is also a modern shower room comprising of a shower cubicle, basin with vanity cupboard under, low level WC and a heated towel rail.

OUTSIDE



To the rear of the property there is a good sized garden which is mainly laid to lawn with mature shrubs and trees and patio area ideal for entertaining.

SITUATION

The property is situated in a residential one way street located in the popular and sought after St Peters area which is a short walk from the stunning Dunorlan Park, approximately half a mile walking distance from either the town centre, including Royal Victoria Place Shopping Mall and Calverley Road Precinct, where most of the multiple High Street retailers are represented. There is a similar walk to the main line station which has commuter services to London Charing Cross/Cannon Street. Also within this part of the town is the old High Street and historic Pantiles which hosts a number of independent retailers and a selection of vibrant cafes, restaurants and bars. Within the area are a number of recreational facilities which include nearby Dunorlan Park with its boating lake, together with local rugby, golf and cricket clubs, whilst out of town there are sports centres, private health clubs and cinema.

VIEWING

Strictly by prior appointment with Wood & Pilcher Letting & Management: 01892 528888

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

