



**Cromwell Road, TUNBRIDGE  
WELLS**

Kent, TN2

£925<sup>PCM</sup>

**Tunbridge Wells**

01892 525 551  
Andrewsonline.co.uk

# **TERRACED COTTAGE, GARDEN, NEW DECOR, NEW CARPETS**



**Mid terraced cottage located in favoured St Peters area, great location which is accessible to Dunorlan Park, Tunbridge Wells mainline station, Royal Victoria shopping mall and Hawkenbury AXA.**

The freshly decorated accommodation has lounge, kitchen/diner, lobby area, ground floor bathroom & wc.

To the first floor two double bedrooms, ensuite shower room to the rear bedroom, additional benefits include, gas central heating, most windows double glazed, low maintenance rear garden area.

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### Summary

- Rear garden area
- Dunorlan park
- Two double bedrooms
- Bathroom/wc
- En suite shower
- Kitchen/diner
- New decor
- New carpets

### Highlights



Dunorlan Park



Tunbridge Wells mainline station



Royal Victoria shopping mall

**Interested in this property?**

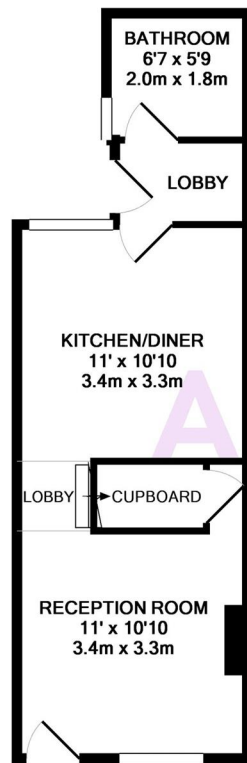
For viewings and advice please get in touch with our  
Tunbridge Wells branch on 01892 525 551

## Tunbridge Wells

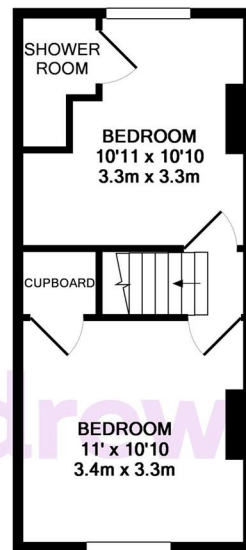
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			87
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			87
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 326 SQ.FT.  
(30.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 260 SQ.FT.  
(24.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 586 SQ.FT. (54.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatement, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

### Disclaimer

You might need to pay administration fees when you rent a property in England, Wales or Northern Ireland. Please contact us to find out more.

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use floor plans as a general guide to room layout and design only, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches.

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

### Agent Fees

Holding Deposit :	£ one weeks rent
To Amend a Tenancy :	£50.00
Dilapidations Deposit :	£ five weeks rent

### Company Fees

Holding Deposit :	£300.00
Company Reference Fee : (including Tenancy Agreement)	£400.00
Guarantor Reference Fee : (including Tenancy Agreement)	£150.00
Extension Tenancy Agreement : (each Tenancy)	£200.00
Dilapidations Deposit :	£ six weeks rent

