



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedroom
- Security Deposit: £1,442.00
- Council Tax Band: C
- Energy Efficiency Rating: C
- Close to Mainline Station
- Carport

Queenstock Lane, BUXTED

£1,250 pcm



Queenstock Lane, Buxted, Uckfield, TN22 4AR

A light and spacious 2 bedroom maisonette with carport and within close proximity to Buxted train station.

This light and spacious 2 Bedroom First Floor Maisonette benefits from Gas Central Heating, Double Glazing throughout and a carport for one car. The property is also located in close proximity to Buxted Train Station.

ACCOMMODATION

Entrance with stairs leading to the triple aspect Open Plan Kitchen/Lounge, with a storage cupboard and Juliette balcony. The Kitchen comes with a range of wall and base units for storage, integrated washing machine, dishwasher, fridge freezer, electric oven and a 4 ring gas hob. The Bathroom comes completed with a white suite with shower over the bath, pedestal wash basin and w/c. Both Bedrooms come with built in storage.

OUTSIDE

There is a carport with one allocated off road parking space.

SITUATION

The property is situated within walking distance of the village centre with its good local facilities including local shopping, primary school and the main line railway station with service of trains to London in approximately 1hr 10 mins. The larger towns of Uckfield and Crowborough provide a good range of shopping facilities, junior and senior schooling and main line rail services with service of trains to London in about one hour. Crowborough town also enjoys a wide selection of sporting facilities including golf at both the Beacon and Boars Head courses, the Crowborough Leisure Centre with indoor swimming pool and the Crowborough Squash and Tennis Club, whilst the famous Ashdown Forest with its superb walks and riding facilities is nearby. The larger spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 8 miles distance, whilst the coast at both Brighton and Eastbourne can be reached well within one hour's drive.

Ground Floor
Approx. 4.9 sq. metres (52.6 sq. feet)



First Floor
Approx. 59.2 sq. metres (636.7 sq. feet)



Total area: approx. 64.0 sq. metres (689.3 sq. feet)

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

