WOOD & PILCHER

Sales, Lettings, Land & New Homes

- One Bedroom
- Security Deposit: £1,615
- Council Tax Band: D
- Energy Efficiency Rating: C
- Over 60's Only
- Off Road Parking On A First Come First Serve Basis

Bishops Down Road, Tunbridge Wells **£1,400 pcm**

Bishops Down Road, Tunbridge Wells, TN4 8AF

Beautifully presented one bedroom ground floor flat situated within an attractive retirement development with stunning landscaped communal gardens. For over 60's only.

Situated on the ground floor of this well-maintained retirement development, this spacious one-bedroom apartment is beautifully presented throughout having recently been redecorated and re-carpeted.

The bright and welcoming living room features an attractive electric fireplace and patio doors opening directly onto the beautifully landscaped communal gardens. The adjoining kitchen is well equipped with a range of wall and base units providing excellent storage, together with a four-ring electric hob and extractor hood, electric oven, fridge and freezer.

The generous double bedroom benefits from built-in wardrobe storage, while the spacious bathroom is fitted with a walk-in shower with handrail, WC and wash hand basin with vanity unit beneath.

The apartment benefits from an emergency Careline system, monitored by the onsite Lodge Manager during the day and by the Careline team 24 hours a day, 365 days a year. There is also a secure video entry system for added peace of mind.

Residents can also make use of the communal sitting area within the building, providing a pleasant space to relax and socialise.

Outside, residents can enjoy the beautifully maintained communal gardens, with residents' parking available on a first

come, first served basis.

SITUATION: The property is situated in a convenient residential area of Tunbridge Wells, offering easy access to the town centre and its excellent range of shops, cafés, restaurants and leisure facilities. There are regular bus services nearby, with Tunbridge Wells railway station also within easy reach, providing services towards London and other destinations. The historic Pantiles and the town's attractive parks and open spaces are also readily accessible, making this an appealing location for those seeking a comfortable and convenient retirement lifestyle.

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.

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Southborough 01892 511311
Tunbridge Wells 01892 511211
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Associate London Office 02070 791568

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