



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Security Deposit: £2,480.00
- Council Tax Band: C
- Energy Efficiency Rating: C
- Allocated Parking
- Video Entry System

Carlton Road, Tunbridge Wells

£2,150 pcm



Carlton Road, , Tunbridge Wells, , TN1 2JS

Sandstone Quarry is an elegantly refurbished Victorian building, with the apartment positioned on the upper ground floor. The accommodation offers a spacious living room with an open-plan kitchen. There are two double bedrooms, including a principal bedroom with an en suite shower room, while the main bathroom features a modern white suite with complementary tiling.

The accommodation comprises. Video entry controlled main entrance to communal hall with tiled entrance and carpeted hallways. Panelled entrance door gives access to:

ENTRANCE HALL: Engineered oak flooring, video entry phone, ceiling downlights, single radiator, power points.

OPEN PLAN LIVING ROOM/KITCHEN: Living Area: A spacious double aspect living space with fully refurbished sash windows and full height shutters. Engineered oak flooring, radiator, power points, media points, room thermostat. Open aspect to Kitchen: Fitted with a comprehensive range of panelled wall and base units with stone work surfaces comprising of, a stainless steel sink unit with mixer taps. Integrated dishwasher, washer/dryer and fridge/freezer. 'Neff' electric hob with filter hood above and 'Neff' electric oven beneath. Under cupboard lighting, extractor fan. 2 seater sofa bed.

MASTER BEDROOM: King size bed, triple wardrobe and chest of drawers. Sliding door to:

EN SUITE SHOWER ROOM: large walk in shower with rainfall head and hand spray. Wall mounted mirrored cabinet with lighting above. Basin with cabinet underneath. Shaver point, double glazed side window.



BEDROOM 2: Window with original shutters to side. Two single beds which can inter-link to make a superking. Double wardrobe, chest of drawers and two storage drawers under each bed

BATHROOM: A white suite comprising of a panelled bath with glazed shower screen, mixer taps, plumbed in shower, floating wall mounted wash hand basin with storage cupboard beneath. Wall mounted, mirrored cabinet with lighting above. Chrome towel rail/radiator, window to side, extractor fan, shavers point.

Parking – One allocated parking space is included.

Situation – Carlton Road is a highly sought-after location in the heart of Royal Tunbridge Wells, within close proximity to Royal Victoria Place shopping centre, offering a range of well-known high street stores, cafés, restaurants and bars. The town also benefits from two theatres and several parks, including Dunorlan Park with its boating lake and café. The Old High Street and historic Pantiles are nearby, hosting a variety of independent retailers and regular events such as Jazz on the Pantiles and a farmers' market. The mainline station, located to the south of the town, provides services to London Bridge and Charing Cross in under an hour. The property also offers convenient access to the A26 and A21, connecting to the M25 and M23. The area is well served by reputable schools, including St James' Primary School, as well as a selection of grammar and independent schools.

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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