



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 2 Double Bedrooms
- Security Deposit: £1,730.00
- Council Tax Band: E
- Available End of June
- Energy Efficiency Rating: C
- Secure Gate Entrance

**Broadwater Down, TUNBRIDGE WELLS**

**£1,500 pcm**



## **Broadwater Down , Tunbridge Wells , TN2 5NX**

**EXTREMELY WELL PRESENTED AND SPACIOUS 2 DOUBLE BEDROOM APARTMENT WITH SUPERB VIEWS, SECURE GATED ENTRANCE AND ALLOCATED PARKING**

Situated on the top floor of this impressive building located on Broadwater Down with far reaching views, this 2 Bedroom, 2 Bathroom apartment is very well presented with a high quality of fixtures and fittings throughout and also benefits from allocated off road parking.

### **ACCOMMODATION**

With stairs and lift access to the top floor, the apartment itself comprises of; Entrance Hallway with video entry phone system, storage cupboard and wood flooring which continues in to the good size open plan Living Room/ Dining Room with gas feature fire and modern well appointed Kitchen area with integrated electric double oven and gas hob with extractor canopy over, fridge/freezer, dishwasher, washer/dryer and low level breakfast bar.

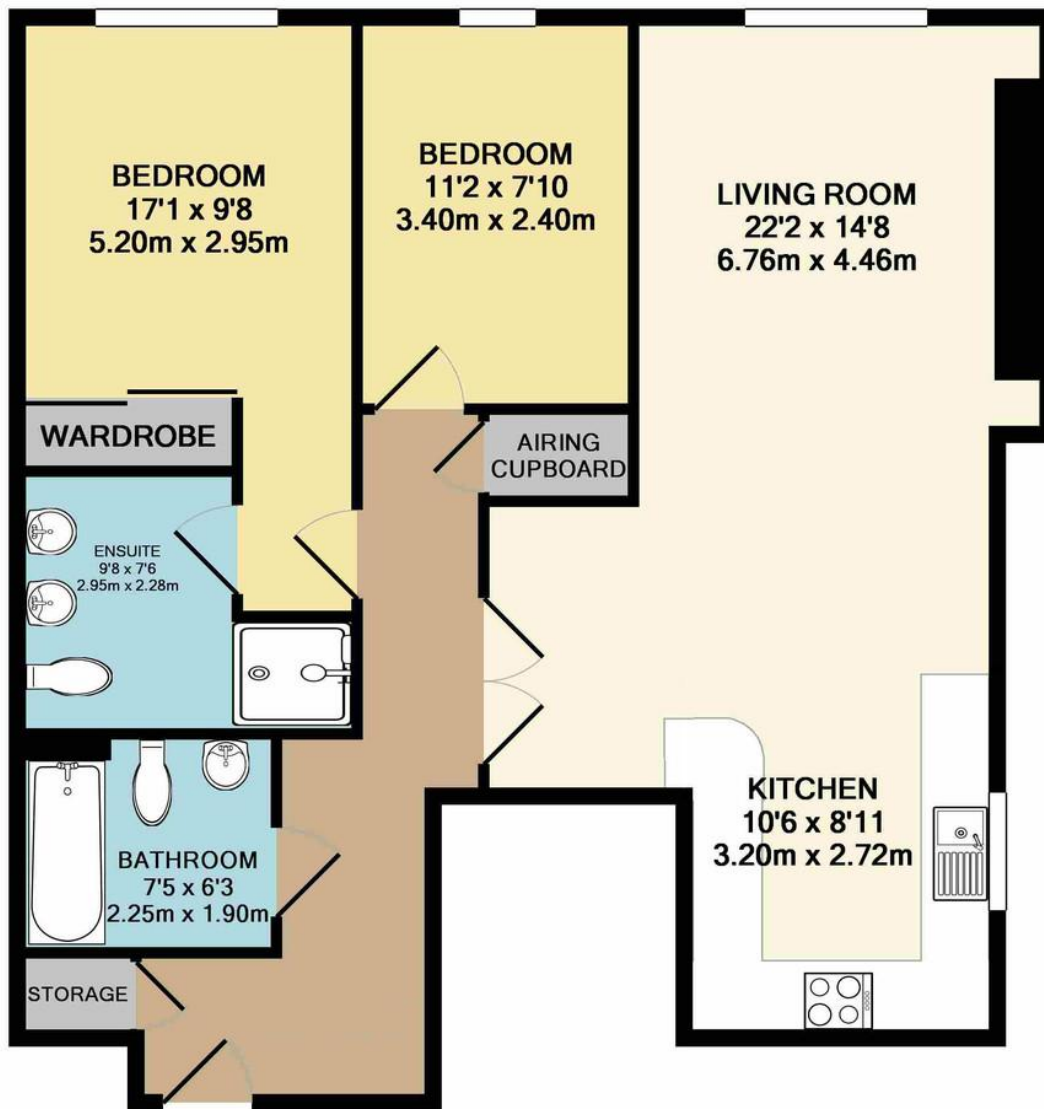
There are 2 Double Bedrooms, with the master bedroom featuring a large built in wardrobe and beautiful en-suite Shower Room with his and hers vanity basins and walk in shower cubicle. Completing the accommodation is the equally impressive family Bathroom with shower attachment over the bath.

### **Exterior**

Outside there is an allocated parking space which is accessed via a gated entrance.

### **SITUATION**

The property is situated within a mile of the historic Pantiles, with its pavement cafés, bistros and wine bars. Approximately 1 mile is the old High Street of Tunbridge Wells, with its specialist shops, boutiques, cafés and mainline station, which provides fast and frequent train services to London and the south coast. A further ¼ of a mile walking distance gives access to the main shopping area of Tunbridge Wells, where most of the High Street retailers are represented within the Royal Victoria Place shopping mall and the Calverley Road precinct. The area in general is well served with a variety of good schools, both state and independent, for children of all ages, whilst recreational facilities include two theatres, Tunbridge Wells Sports & Indoor



TOTAL APPROX. FLOOR AREA 780 SQ.FT. (72.5 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

Tennis Centre, golf, cricket and rugby clubs and the out of town Knights Park Leisure Centre, with tenpin bowling complex and multiscreen cinema.

#### 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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Crowborough	01892 665666
Southborough	01892 511311
Tunbridge Wells	01892 511211
Letting & Management	01892 528888
Associate London Office	02070 791568

