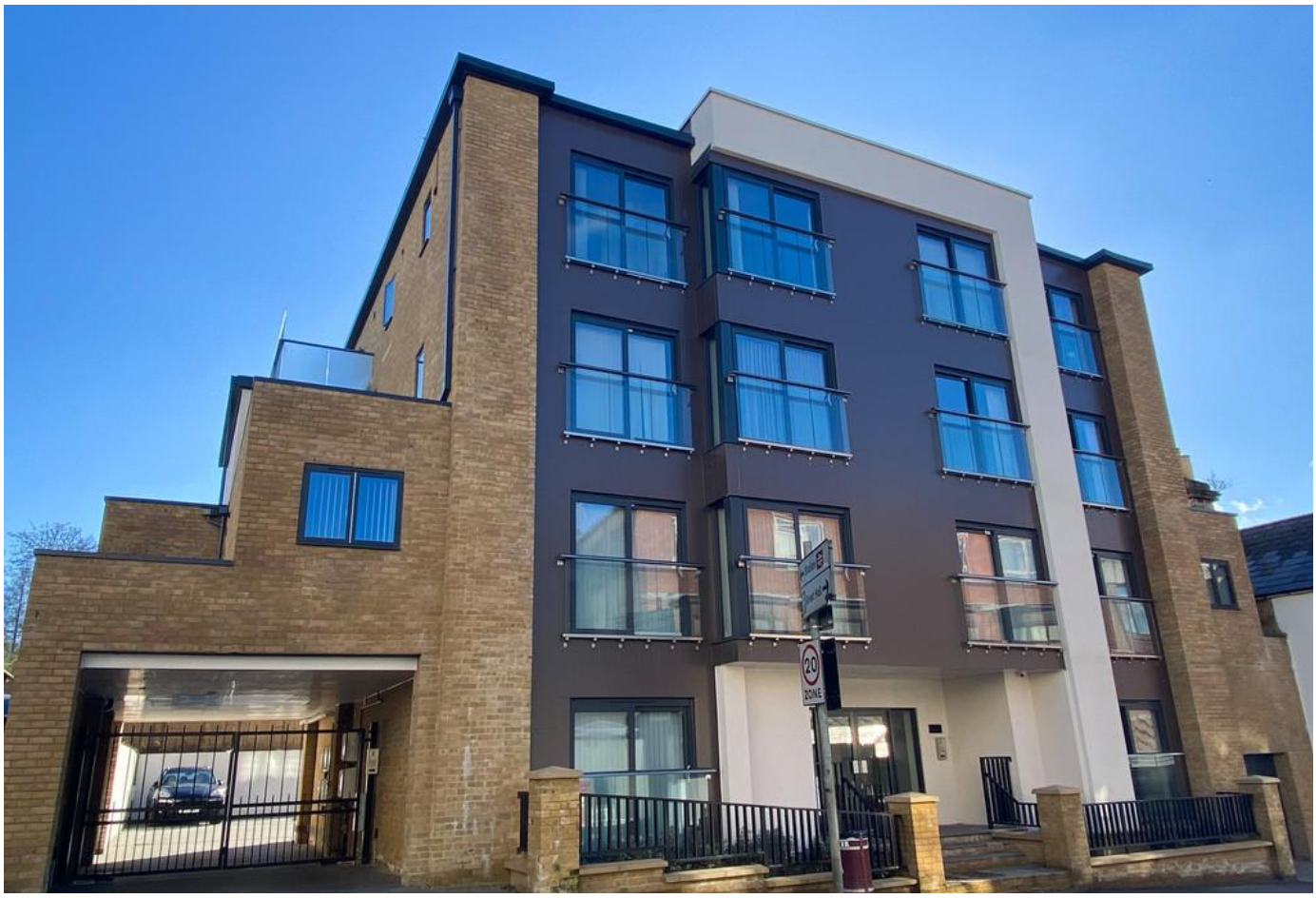
WOOD & PILCHER

Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Security Deposit: £2,365.00
- Energy Efficiency Rating: B
- Council Tax Band: D
- High Specification
- Private Roof Terrace & Balcony

Grove Hill Road, Tunbridge Wells **£2,050 pcm**

Grove Hill Road, Tunbridge Wells, TN1 1RZ

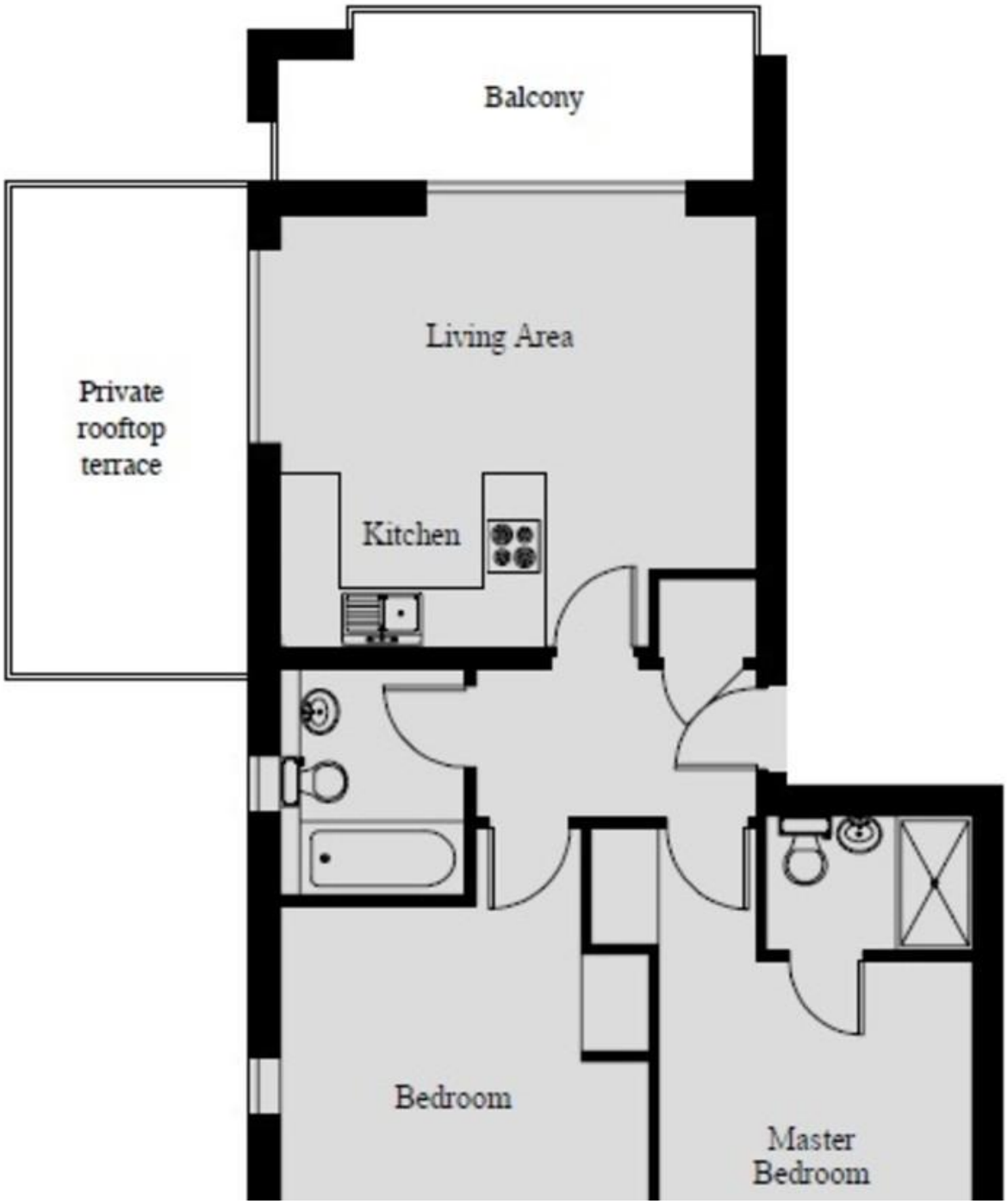
SYLISH 2 BEDROOM APARTMENT WITH PRIVATE ROOF TERRACE AND SECURE GATED PARKING IN SOUGHT AFTER CENTRAL LOCATION

A Private Roof Terrace and Balcony are just two of the features of this beautiful 2 Bedroom Apartment on the top floor of High Grove, an exceptional collection of luxury Apartments in the very heart of the the historic and vibrant town of Royal Tunbridge Wells.

Situated in a desirable centrally located town position, High Grove combines exclusivity with practicality. The benefits of this property include a balcony to the rear, private parking and stylish interior, just two minutes on foot to the train station, and eight minutes to The Pantiles and two of the town's beautifully kept parks.

An Open Plan Living space with Contemporary Kitchen which includes a full range of appliances and doors to generous balcony and private roof top terrace is just one of the features of this stunning new apartment.

The large Master Bedroom includes full height fitted wardrobes with sliding frosted glass doors and a stylish en suite shower room with Aqualisa Visage smart digital shower with additional remote control from the bedroom. A second double Bedroom with fitted wardrobes and a Family Bathroom which is fitted to the same high standard as the en suite,complete this superb property.
Additional features of this beautiful property include:
• Engineered harwood flooring to the entrance hall, kitchen area and living room.
• Porcelain/ceramic floor tiling all bathrooms.
• Chrome ladder style towel rails to all bathrooms and shower rooms.
• Video entry system allowing access to entrance door and car park entrance gate.
• 8 person passenger lift.
• Secure car parking to the rear with remote control gated access.



VIEWING

Strictly by prior appointment with Wood & Pilcher Letting & Management: 01892 528888

IMPORTANT AGENTS NOTE

Internal images are of typical finish by the developer and for illustrative purposes only.

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

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