



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 1 Bedroom Apartment
- Security Deposit: £1,673
- Council Tax Band: C
- Energy Efficiency Rating: B
- Close to Main Line Station
- Allocated Off Road Parking

Grove Hill Road, TUNBRIDGE WELLS

£1,450 pcm



Grove Hill Road, , Tunbridge Wells, , TN1 1RZ

LUXURY ONE BEDROOM GROUND FLOOR APARTMENT WITH GATED OFF ROAD PARKING IN DESIRABLE CENTRAL LOCATION

A superb Ground Floor One Bedroom Apartment within High Grove, an exceptional collection of luxury Apartments in the very heart of the the historic and vibrant town of Royal Tunbridge Wells.

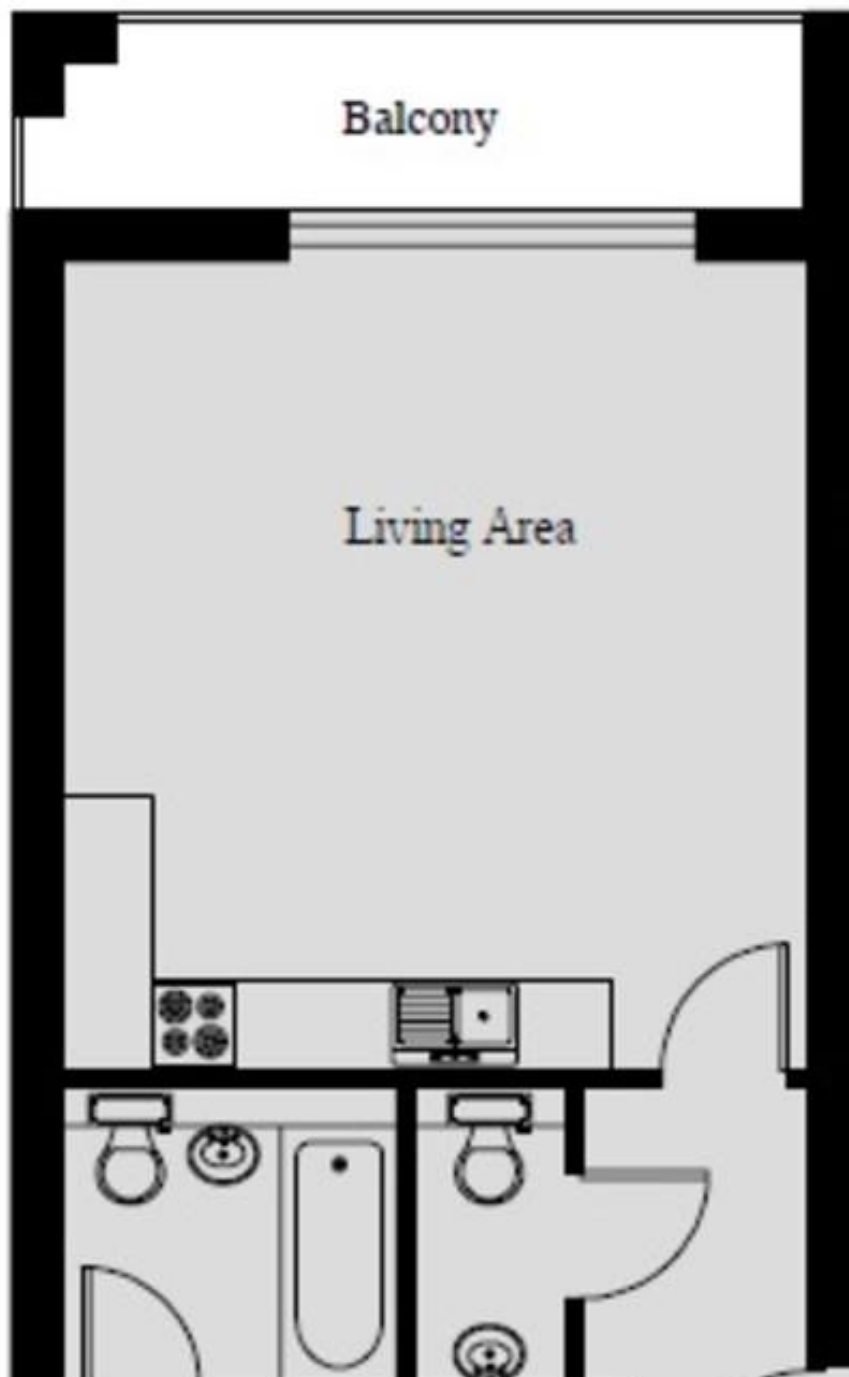
Situated in a desirable centrally located town position, High Grove combines exclusivity with practicality. The benefits of this property include private parking and stylish interior, just two minutes on foot to the train station, and eight minutes to The Pantiles and two of the town's beautifully kept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

ACCOMMODATION:

The Apartment features Open Plan Living with a beautiful Contemporary Kitchen with full range of appliances and Living Room with doors leading directly to the private terrace. A Stylish En-Suite Bathroom compliments the Double Bedroom with additional W/C for guests off the Entrance Hallway. The attention to detail and quality is evident throughout with engineered Harwood flooring to the Entrance Hall, Kitchen area and Living Room, underfloor heating to Kitchen / Living Room, video entry phone and secure car parking to the rear with remote control gated access.

SITUATION:

Grove Hill Road is in the preferred 'village' area of Tunbridge Wells and runs down to the railway station itself. To this end it offers tremendous access to many of the towns best social, retail and educational facilities, including a number of sports and social clubs, two theatres, a good number of primarily independent retailers, restaurants and bars between Mount Pleasant and the Pantiles as well as access to some of Tunbridge Wells' most preferred schools. The town itself has further principally multiple retail outlets at nearby Calverley Road, the Royal Victoria Place and North Farm Estate and offers fast and frequent railway services to both London termini and the South Coast.



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

