



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 2 Bedrooms
- Security Deposit: £2,076
- Council Tax Band: B
- Energy Efficiency Rating: D
- Spacious Duplex Apartment
- Central Location

**St. James Road, Tunbridge Wells**

**£1,800 pcm**



### **St. James Road, , Tunbridge Wells, , TN1 2JZ**

An incredibly spacious two bedroom duplex apartment situated within an attractive converted building in the St. James quarter of Tunbridge Wells.

Arranged over two floors, this impressive home offers beautifully proportioned accommodation with high ceilings, large sash windows, and an abundance of natural light throughout. The standout feature is the superb open plan sitting room and kitchen/dining room, providing excellent space for relaxing and entertaining, enhanced by an attractive bay window and character features.

The upper floor comprises two generous double bedrooms and a well-appointed family bathroom, with additional loft storage available. Further benefits include gas central heating, extensive communal gardens, permit parking within the area

#### **SITUATION:**

St. James' Road provides good access to both Tunbridge Wells town centre itself with its Royal Victoria Place shopping Mall and Calverley Road pedestrianised precinct as well as Camden Road with its fascinating range of independent retailers, restaurants and cafes. The property is also proximate to a number of well regarded schools and the railway station at Tunbridge Wells itself and also High Brooms, both of which offer fast and frequent services to both London termini and the South Coast.

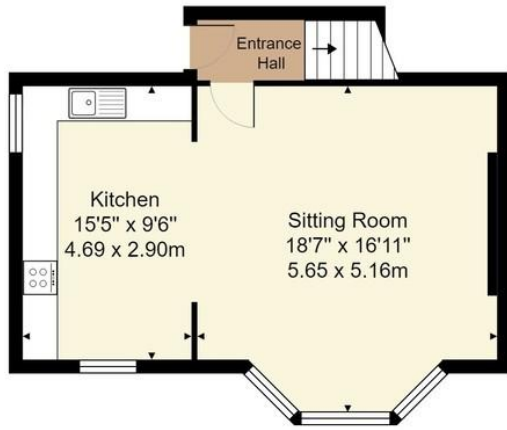
#### **VIEWING:**

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

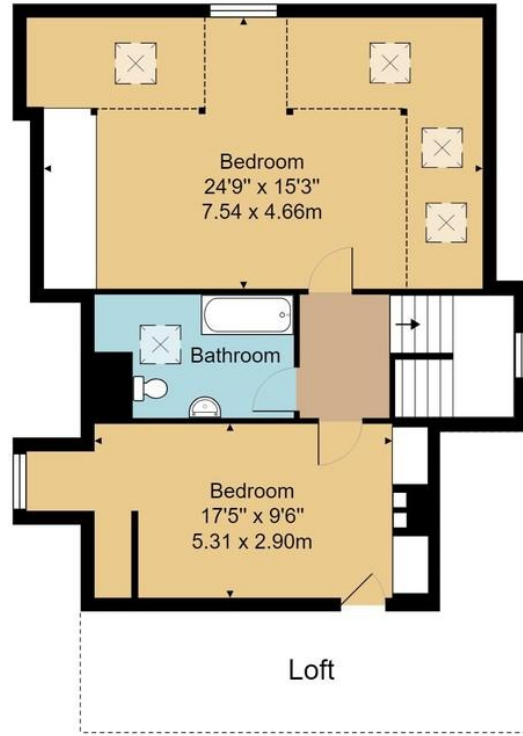
#### **IMPORTANT AGENT NOTE:**

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



**Level 1**



**Level 2**

Approx. Gross Internal Floor Area 1222 sq. ft / 113.5 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**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

