



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Second Floor Retirement Apartment
- Security Deposit: £1,038.00
- One Double Bedroom
- Energy Efficiency Rating: B
- Council Tax Band: C
- Age Resitricted

Springfield Road, Southborough, Tunbridge Wells

£900 pcm



Springfield Road, Southborough, Tunbridge Wells, , TN4 0LY

A delightful second floor, one bedroom apartment with ample natural light and views of the lovely communal gardens. For over 60's only.

Situated on the second floor of this purpose built, retirement complex is this well presented, one double bedroom apartment. Benefiting from lots of natural light from its west facing aspect the property also enjoys views of the lovely communal garden. The living/dining room is a fantastic size, with plenty of room for chunky sofas and table and chairs. It's clever L-shape allows for easy definition of both dining and living areas. Double doors lead to the kitchen. The kitchen has many fitted cabinets and includes a fitted fan oven, hob with extractor, sink with drainer along with under counter fridge and freezer. The bedroom is a large double room with space for furniture and large mirrored fitted wardrobes. It has plenty of natural light along with views to the communal gardens. Completing the apartment is the large shower room with wide walk in shower with fold down seat and rails , WC, wash basin, along with a useful fitted airing cupboard housing the water cylinder. Communal facilities include a useful residents laundry room, lounge and lovely maintained gardens with patio area.

ENTRANCE HALL: Carpeted, alarm cord, fitted cupboard with shelves, coat rails, fuseboard and meter.

SITTING/DINING ROOM: L-shaped, several raised plug points, light and airy, views over gardens, space for sofas and table and chairs, electric radiator, alarm cord, double doors to kitchen.

KITCHEN: Lots of natural light, views over gardens, floor and wall cabinets, light coloured worktops, fitted electric fan oven, four ring electric hob, extractor, under counter fridge and freezer, fan heater, sink and drainer, alarm cord.

BEDROOM: Large double, carpeted, tall window, light and airy, garden views, mirrored fitted wardrobes, room for additional bedroom furniture, alarm cord.

SHOWER ROOM: Lino flooring, wide walk in shower with handrail and mobility seat, part tiled, WC, wide wash basin with fitted storage, mirrored cabinet, electric heated towel rail, deep fitted airing cupboard housing cylinder and with shelving for

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 485 ft² ... 45.0 m²

linen, alarm cord.

COMMUNAL LAUNDRY ROOM Ironing board, two Miele washing machines, two Miele tumble dryers, large sink.

COMMUNAL LOUNGE Carpeted, plenty of armchairs, kitchen facilities, table and chairs, games cupboard, doors to patio and gardens with outdoor seating, mature flowerbeds.

SITUATION: The property is ideally situated in a popular residential part of Southborough close to local shops, bus services with good access to local schools, many within walking distance and a wide range of amenities. The area is well known for its close proximity to many well regarded primary, secondary and grammar schools. Tunbridge Wells and Tonbridge town centres are respectively 1.7 miles and 2.6 miles distant offering a wider range of shopping facilities. Mainline stations are

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
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Tunbridge Wells 01892 511211
Letting & Management 01892 528888
Associate London Office 02070 791568

