



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 1 Bedroom Apartment
- Security Deposit: £1,326
- Council Tax Band: C
- Energy Efficiency Rating: C
- Allocated Parking Space
- Close to High Brooms MLS

**Addison Road, TUNBRIDGE WELLS**

**£1,150 pcm**



**Addison Road, Tunbridge Wells, TN2 3GG**

LIGHT AND SPACIOUS ONE BEDROOM APARTMENT IN POPULAR DEVELOPMENT CLOSE TO MAIN LINE STATION.

Situated in a popular development a short walk from High Brooms Main Line Station, this well presented One Bedroom Apartment also benefits from an allocated parking space.

**ACCOMMODATION:**

Entrance Hallway with entry phone system leads to a spacious double aspect open plan Reception Room with Juliette balconies to both sides. The Kitchen area is fitted with a good range of wall and base level cupboards and integrated appliances. The Bathroom comprises a white suite including a shower over the bath. Completing the accommodation is good size Double Bedroom.

**OUTSIDE:**

Allocated parking for one car.

**SITUATION:**

The property is conveniently located close to High Brooms mainline railway station with its fast and frequent train services to London and the South Coast. The main town centre of Royal Tunbridge Wells is approximately a mile and half distance and offers an excellent range of shopping facilities including the Royal Victoria Place Shopping Mall and the



Calverley Road Precinct with more specialist shops, cafes, bistros and restaurants in the High Street and Pantiles areas of the town. The area is well served with a variety of schools both state and independent for children of all ages and recreational amenities include Tunbridge Wells Sports and Indoor Tennis Centre on St Johns Road, excellent local parks, golf, rugby and cricket clubs whilst on the outskirts of the town your will find the Knights Park Retail Centre home to a multi-screen Cinema, Tenpin Bowling Complex, Private heath club as well as supermarkets and take away restaurants.

#### 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

## 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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|-------------------------|--------------|
| Heathfield              | 01435 862211 |
| Crowborough             | 01892 665666 |
| Southborough            | 01892 511311 |
| Tunbridge Wells         | 01892 511211 |
| Letting & Management    | 01892 528888 |
| Associate London Office | 02070 791568 |

