WOOD & PILCHER

Sales, Lettings, Land & New Homes





- 2 Bedrooms
- Security Deposit: £1,846
- Council Tax Band: C
- Energy Efficiency Rating: D
- Close to MLS & The Common
- 1 Allocated Parking Space

London Road, TUNBRIDGE WELLS **£1,600 pcm**



London Road, Tunbridge Wells, Kent, TN1 1DY

STYLISH 2 BEDROOM APARTMENT IN SUPERB CENTRAL LOCATION WITH OFF ROAD PARKING

Ideally situated close to the mainline station and town centre, this two-bedroom top-floor apartment offers stylish and modern accommodation in a superb location. The property enjoys attractive views across the Common and further benefits from allocated off-road parking and gas central heating.

ACCOMMODATION

Communal entrance with stairs to the top floor and access to the apartment which comprises of; A good size open plan living room with wood flooring and eaves storage, modern fitted kitchen area which features wall and base units with attractive wooden work surfaces over, five ring gas hob with extractor over and electric oven. There are 2 double bedrooms, each enjoying views across the Common and a well appointed bathroom with a white suite comprising of a bath, separate shower cubicle, wash hand basin with vanity cupboard under and a low level WC.

OUTSIDE

Just outside the communal entrance to the building there is one allocated parking space.

SITUATION

This property is within a few minutes walk of Tunbridge Wells town centre with its excellent range of shopping facilities






including the Royal Victoria Place shopping mall and the Calverley Road precinct, with more specialist shops, cafés, bistros and restaurants in the High Street and Pantiles areas of the town. There is a choice of stations at either Tunbridge Wells or High Brooms providing fast and frequent train services to London and the south coast. The area is also well served with a variety of schools, both state and independent, for children of all ages and recreational amenities including the Tunbridge Wells Sports & Indoor Tennis Centre on St John's Road, local parks, golf, rugby and cricket clubs, whilst on the outskirts of the town is the Knights Park Leisure Centre with its multiscreen cinema, tenpin bowling complex and a private health club.

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