



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 2 Bedrooms
- Security Deposit: £1,730
- Council Tax Band: B
- Energy Efficiency Rating: D
- Off Road Allocated Parking
- Communal Gardens

**St. James Road, Tunbridge Wells**

**£1,500 pcm**



**St. James Road, Tunbridge Wells, TN1 2JY**

A spacious and well presented ground floor two bedroom apartment along a sought after road in Tunbridge Wells with the added benefit of allocated off road parking.

**Accommodation:**

The apartment benefits from a bright and generously proportioned open-plan living and kitchen area, featuring wooden flooring, neutral décor, a feature fireplace and a large bay window which allows plenty of natural light to flood the room.

The kitchen is well equipped with a range of wall and base units, integrated oven and gas hob, together with a washer/dryer.

The principal bedroom is situated at the rear of the property and benefits from patio doors providing direct access to the communal gardens. A second bedroom and modern shower room complete the accommodation.

**Outside:**

To the front of the property there is allocated parking for one car, while to the rear are well-maintained communal gardens.

**Situation:**

Situated on St James Road in the popular St James' area of Royal Tunbridge Wells, the property is conveniently positioned for access to the town centre and the wide range of shops, cafés, restaurants and amenities Tunbridge Wells



has to offer. There are a number of local bus services nearby, while Tunbridge Wells railway station is approximately 0.7 miles away, providing regular services towards London and surrounding areas. The area also benefits from a selection of local schools, parks and recreational facilities.

#### Viewing:

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

#### Important Agent Notes:

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.

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Southborough  
Tunbridge Wells  
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