



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 2 Bedroom
- Security Deposit: £2,019.00
- Council Tax Band: A
- Available Mid March
- Energy Efficiency Rating: D
- Unfurnished

**Queens Road, TUNBRIDGE WELLS**

**£1,750 pcm**



**Queens Road, , Tunbridge Wells, , TN4 9LY**

**TWO BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE PATIO/GARDEN IN CONVENIENT LOCATION WITHIN EASY REACH OF THE TOWN CENTRE AND ALL LOCAL AMENITIES**

This charming well presented Two Bedroom ground floor property is well positioned for a number of local amenities in the nearby St Johns' area while also within easy reach to the Town Centre and Train Station.

#### ACCOMMODATION:

The accommodation is presented over one floor with a spacious bright and airy living space with french doors opening onto the patio and floor to ceiling windows providing a good deal of natural light. There is attractive parquet flooring, recently updated contemporary kitchen with large central island featuring a sink with mixer tap over and integrated dishwasher beneath. The kitchen has shaker style wall and base units, SMEG five ring hob, oven and extractor.

The property has an inner hallway with hanging hooks for coats and shoes, a study area ideal for home working, two bedrooms with a good size principal bedroom. A recently updated contemporary bathroom includes a bath with both rain and separate shower attachments.

#### OUTSIDE:

The property has its own private patio and garden space with is mainly laid to lawn within the communal gardens



#### SITUATION:

The property is situated within a few minutes walk of a number of popular local bars, cafes and restaurants in the St Johns area, while the main town centre is approximately three-quarters of a mile distant and offers an 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

## 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	01892 511311
Tunbridge Wells	01892 511211
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Associate London Office	02070 791568

