



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Security Deposit: £1,730
- Council Tax Band: C
- Available February
- Energy Efficiency Rating: B
- Allocated Parking

Garden Road, TUNBRIDGE WELLS

£1,500 pcm



Garden Road , Tunbridge Wells, TN1 2XW

BEAUTIFULLY PRESENTED, MODERN AND SPACIOUS 2 BEDROOM APARTMENT IN POPULAR LOCATION WITH ALLOCATED PARKING

Positioned to the front of this superbly located town centre development, this spacious and extremely well presented two bedroom ground floor apartment benefits from an allocated parking space and is within comfortable walking distance of the mainline station and High Street.

ACCOMMODATION:

Communal entrance hall leading into the Hallway with 2 built in cupboards for storage. The Family Shower Room comprises of a large shower cubicle with fitted rainfall style showerhead, wall mounted wash hand basin with built in storage, low level W/C, heated towel rail and a cupboard housing the washing machine. The Master Bedroom is a good sized double with plenty of storage with the fitted wardrobes and the Second Bedroom also comes with a fitted wardrobe. The En-Suite Shower Room comprises of a standard sized shower cubicle with fitted rainfall style showerhead, wall mounted wash hand basin with built in storage, low level W/C, heated towel rail. The 'L' shaped Lounge/Kitchen is well proportioned to also incorporate a dining area. The Kitchen comes fitted with plenty of wall and base units for storage, a breakfast bar and integrated appliances including the fridge/freezer, dishwasher, electric oven and 4 ring gas hob with filter hood above along . The Lounge is a generous space with a fitted TV unit with plenty of shelf space and plenty of light coming through the bay style windows to the front of the property.



Outside:

To the front and rear there are beautifully maintained communal garden, as well as an allocated parking space.

SITUATION

The property is conveniently located a short walk from the centre of Royal Tunbridge Wells, which offers a wide range of amenities including excellent shopping facilities at the Royal Victoria Place shopping mall and the Calverley Road precinct. There are more specialist shops, boutiques and restaurants in the southern half of the town in the High Street and the historic Pantiles. There is a choice of mainline stations at either Tunbridge Wells or High Brooms, both offering fast and frequent commuter services to London and the south coast. Recreational facilities within the area include local parks, Tunbridge Wells Sports & Indoor Tennis Centre in St John's Road, golf, rugby and cricket clubs and on the outskirts of the town is the Knights Park Leisure Centre with its multiscreen cinema, tenpin bowling complex and 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

