



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Large 1 Bedroom Flat
- Security Deposit: £1,148
- Council Tax Band: A
- Available Now
- Energy Efficiency Rating: D
- Off Road Parking

Park Road, TUNBRIDGE WELLS

£995 pcm



Park Road, Tunbridge Wells, TN4 9JN

An especially large one bedroom basement apartment in a popular St Johns location. Recently redecorated and with the real advantage of parking to the rear on a 'first come, first served' basis and further resident's permit parking, essential in this central location. The property forms part of a large semi detached Victorian house. Features include the particularly large sizes of both the lounge/dining room and bedroom and a good number of additional storage cupboards.

ACCOMMODATION:

Communal Entrance Hall way with stairs down and returning on themselves, leading to Entrance Hall with understairs cupboard, wall mounted entry phone, doors to Large Bedroom with two large deep, double wardrobes, with fitted coat rails and further shelving. Bathroom with tiled floor, heated towel rail, low level wc, panelled bath with shower attachment over, sink inset to vanity unit with feature tap, wall mounted mirrored cupboard. Spacious Living Room with feature bay window, three sets of double glazed windows to the front and further door leading to a deep storage cupboard with power, The Living Room opens onto the Kitchen with tiled floor, range of wall and base units with complimentary work surface over, inset single sink unit with mixer tap over, tiled walls, Washing Machine, Fridge/Freezer and Electric Cooker with contemporary cooker hood over.

OUTSIDE:

The property has the benefit of good area of parking at the rear of the property which is available on a 'first come, first served basis' with further residents permit parking available in the immediate vicinity. There is small lawned area to the front.



Approx. Gross Internal Floor Area 777 sq. ft / 72.19 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SITUATION:

St Johns has a small number of local stores including both Sainsbury's and Tesco's Metro supermarkets and a number of well regarded public houses and restaurants. Royal Tunbridge Wells centre is a short walking distance away with its Royal Victoria shopping place and Calverley Road pedestrianised precinct. The main line train station at Tunbridge Wells, the Pantiles and the old High Street are a mile distant and offer a wide array of independent retailers and restaurants, many of which help define Tunbridge Wells as the unique town it is. Furthermore, the vicinity enjoys good areas of greenery including St Johns Park and Woodbury Park Cemetery. There are a number of well regarded schools including both primary and secondary, independent and grammar close by.

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.

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Southborough	01892 511311
Tunbridge Wells	01892 511211
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