



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 1 Bedroom
- Security Deposit: £1,067
- Council Tax Band: B
- Available Early March
- Energy Efficiency Rating: D
- Secure Undercroft Parking

**Culverden Down, TUNBRIDGE WELLS**

**£925 pcm**



### **Culverden Down, , Tunbridge Wells, , TN4 9SB**

**A WELL PRESENTED TOP FLOOR 1 BEDROOM APARTMENT IN THE POPULAR ST JOHNS AREA WITH ALLOCATED UNDER CROFT PARKING**

Set within the popular St. Johns area of Royal Tunbridge Wells, this apartment has been purposely designed to create maximum space and includes a generous living area with an open aspect to a separate bedroom area. The property has a modern Kitchen and Bathroom and also benefits from an allocated single parking space situated in the secure under croft parking area.

#### **ACCOMODATION**

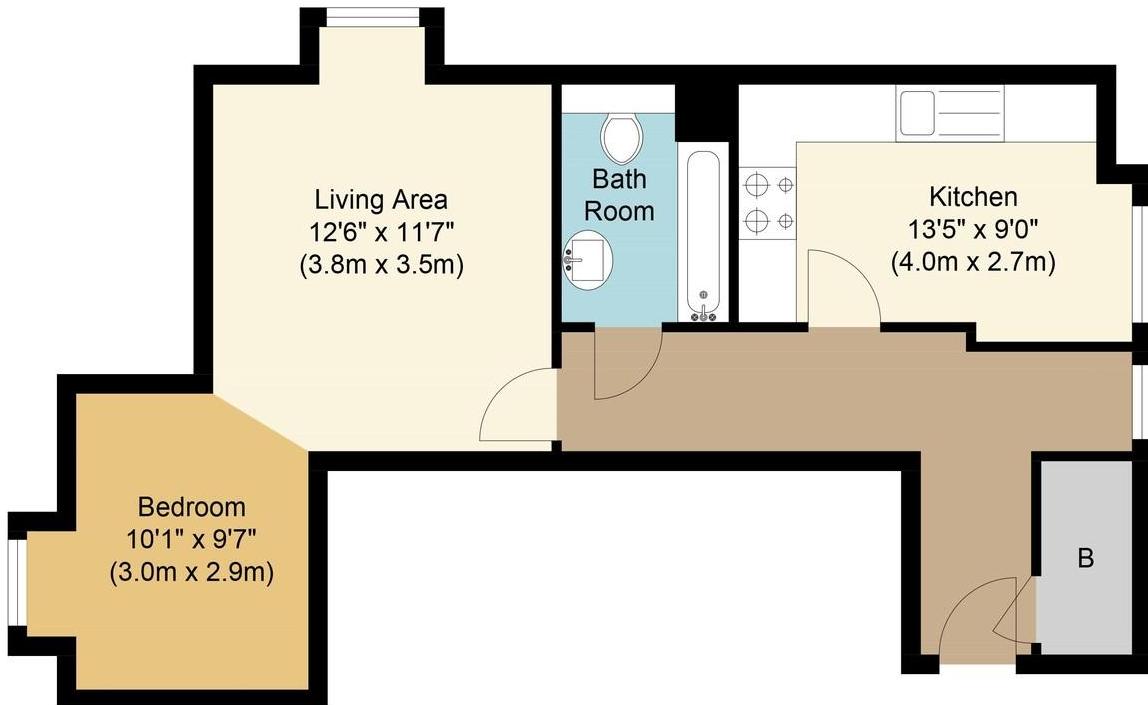
Entrance Hall with entry phone, cupboard which contains storage and the electric boiler, as well as an area suitable for small desk with dormer window to side. The Living Area is a generous size with a dormer window to the rear, the Bedroom Area again has a dormer window as well as built in double wardrobe with adjacent shelving. The Kitchen/Dining Room is fitted with a range of wall and base units with granite work surfaces, under work top stainless steel sink unit, eye level electric oven with electric hob and filter hood above, integrated dishwasher, washing machine and fridge and freezer. The Bathroom has a white suite comprising of a panelled bath with plumbed in shower above, glazed shower screen, low level WC, wall mounted wash hand basin with mixer taps and adjacent mirror, under floor heating and towel rail/radiator.

#### **Outside:**

There is one allocated space in the secure under croft garage.

#### **SITUATION**

The property is situated in the popular St Johns area of Tunbridge Wells and is approximately 0.8 miles from the busy town centre where there are extensive shopping facilities at the Royal Victoria Shopping Mall and Calverley Road precinct where



Hopwood Place, 28 Culverden Down, TUNBRIDGE WELLS , TN4 9SB

Approx. Gross Internal Floor Area 523 sq. ft / 48.6 sq. m

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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most of the high street retailers are represented. A little further south you will find the old High Street with its selection of independent retailers and a little further on the historic Pantiles with its busy restaurants and bars. For the commuter traveller there is a choice of mainline stations either at Tunbridge Wells and High Brooms, both approximately 1 mile distant and offering fast and frequent train services to London and the South Coast. Nearby recreational facilities include St Johns Park, Tunbridge Wells Indoors Tennis & Sports Centre, while out of town facilities include local golf, cricket, rugby and tennis clubs, the Knight Park Retail and Leisure Centre which also includes a ten pin bowling complex, multi screen cinema and private health club.

#### VIEWING

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

## 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

