



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Security Deposit: £1,298
- Available early January
- Council Tax Band: A
- Energy Efficiency Rating: C
- Sitting Room With Fireplace

Guildford Road, TUNBRIDGE WELLS

£1,125 pcm



Guildford Road, Tunbridge Wells, TN1 1SW

A well presented Two Bedroom top floor apartment set within the very popular 'Old Village Area' of Tunbridge Wells, being particularly convenient for access to the mainline station and Old High Street.

ACCOMMODATION:

Communal Entrance Hall with stairs leading to first floor and private entrance door into: Entrance area with coat hanging space and stairs to First Floor Landing with an area large enough to accommodate a small dining table or provide an excellent work space area as it benefits from a sky light window and power points. Sitting Room with feature fireplace with display recess, wood flooring and sash window to front. The Kitchen is fitted with a range of modern wall and base units with work surfaces over and tiling adjacent to worktops, separate spaces for an electric cooker, fridge and washing machine. Completing the accommodation there are Two Bedrooms and Shower Room with white suite comprising a pedestal wash hand basin with mixer tap and tiled splashback, low level wc and shower cubicle.

SITUATION:

The property is situated in the heart of Royal Tunbridge Wells surrounded by a number of local parks and shopping areas which include the old High Street with its selection of independent retailers, cafes and restaurants, Hoopers Department Store and the Pantiles, particularly known for its pavement cafes and bars. A little further to the north is where you will find the Royal Victoria Place Shopping Mall and Calverley Road precinct, home to many of the national retailers. There are two theatres, a selection of sports clubs to cater for golf, cricket, rugby and tennis. The main line station has fast and frequent services to both London termini and Hastings on the south coast and there are excellent local schools catering for a wide range of age groups.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	72 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor

Second Floor

Approx. Gross Internal Area 661 ft² ... 61.4 m²

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.

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

