



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Security Deposit £1,384
- Council Tax Band: B
- Available from 20th January
- Energy Efficiency Rating: D
- Communal Garden

Boyne Park, TUNBRIDGE WELLS

£1,300 pcm



Boyne Park, Tunbridge Wells, TN4 8EL

Available late January, this unfurnished 2 Bedroom first floor apartment with private balcony forms part of a beautiful Mansion House conversion in the prestigious Molyneux Park area of Tunbridge Wells. The property retains a number of period features complimented with modern fixtures and fittings throughout.

ACCOMMODATION

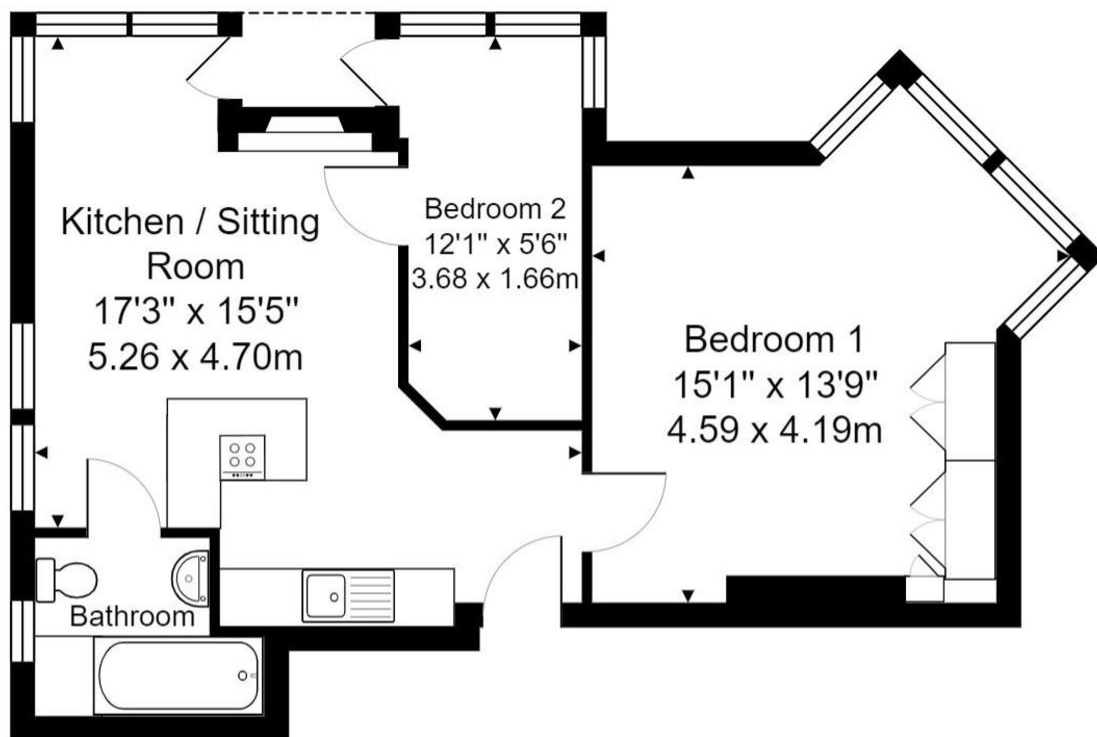
Communal Entrance Hall with stairs to the First Floor.

The apartment comprises an Entrance Hall with built in dresser and wood effect parquet flooring leading on to the open plan Kitchen and Reception Room. This room is flooded with light from the large south and south-west facing sash windows and features a working open fire.

The kitchen has been fitted with a range of contemporary units with integrated appliances including slimline dishwasher, washer dryer, oven and induction hob. The west facing balcony is accessed from this room. The Bath room is fitted with a white suite including a bath with shower over and built-in storage cupboard. The main Bedroom is an excellent size and is fitted with a range of built-in wardrobes and drawers. The second Bedroom has enough space to be used a single Bedroom, nursery or occasional guest bedroom. This room also boasts direct access to the balcony.

OUTSIDE

On road parking is available, and the property also enjoys use of a well-maintained communal garden.



Approx. Gross Internal Area 514 ft² ... 47.7 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.

SITUATION

The property is set within a very desirable area of Tunbridge Wells, conveniently located to be within easy walking distance of the town centre containing the Royal Victoria Place Shopping Mall and Calverley Road Pedestrianised Precinct home to many large retail outlets along with numerous cafes, restaurants and bars. A little further to the south is where you will find Tunbridge Wells main line station with commuter services to London and the Kent coast. Also within this part of the town you will find the Old High Street with its array of independent retailers and cafes and a little further on the historic Pantiles with its colonnaded walkway, outside dining areas and bandstand. For those requiring local schools, there is an excellent selection catering for a wide range of age groups with recreational facilities including local golf, cricket and rugby clubs along with two theatres and easy access to surrounding countryside and villages.

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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