



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 1 Bedroom
- Security Deposit: £1,211
- Council Tax Band: A
- Available mid March
- Energy Efficiency Rating: D
- Private Garden

Woodbury Park Road, TUNBRIDGE WELLS

£1,050 pcm



Woodbury Park Road, Tunbridge Wells, TN4 9NQ

Wood & Pilcher are delighted to offer this stylish One Bedroom Ground Floor Flat in a Victorian conversion which benefits from its own private garden, driveway parking available on a first come basis and is a short walk into the centre of town.

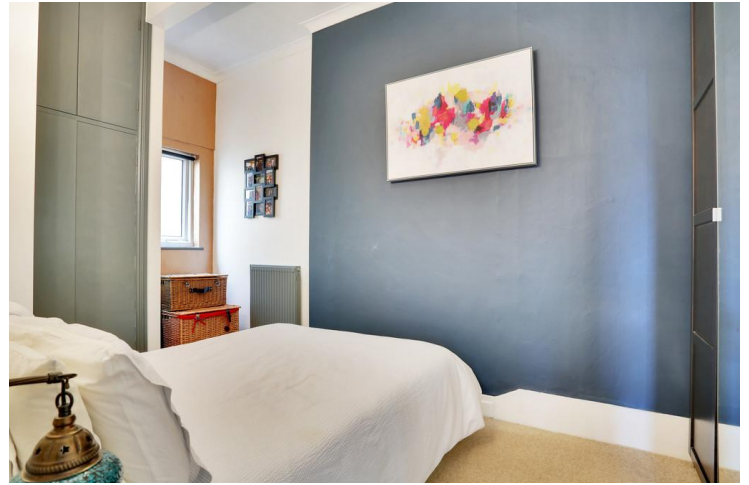
ACCOMMODATION:

Accessed from a communal Entrance Hallway, the Apartment itself affords; hallway with entry phone leading to a beautiful light and airy open plan living space with large bay window to the front, original wood floor and well appointed Kitchen with appliances. There is a Double Bedroom with fitted wardrobe, and bathroom with white suite including a shower over the bath.

Additional storage space can be found in a lockable cupboard in the communal hallway.

OUTSIDE:

To the front, the property has use of a shared driveway, with parking available on a first come first served basis. To the rear, the apartment has sole use of a good size garden which is laid to lawn which is accessed via a path to the side of the building.



SITUATION:

The property is in a popular and central road in the centre of Tunbridge Wells. The Royal Victoria Place Shopping Centre and Calverley Road pedestrianized precinct are a short distance away. The main line railway station at Tunbridge Wells, High Brooms, the Pantiles and the old High Street, are within walking distance offering a wide array of independent retailers and restaurants, many of which help define Tunbridge Wells as the unique town it is. Furthermore the facility enjoys good areas of greenery including St Johns Park and Grosvenor and Hilbert recreation grounds. There are a number of well regarded schools including both primary, secondary, independent and grammar nearby.

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

