



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 1 Bedroom
- Security Deposit: £1,153
- Council Tax Band: C
- Available 23<sup>rd</sup> December
- Energy Efficiency Rating: C
- Communal Gardens

**Hasletts Close, TUNBRIDGE WELLS**

**£1,000 pcm**



### **Hasletts Close, Tunbridge Wells, TN1 2EE**

A contemporary and stylishly appointed one bedroom top floor apartment benefitting from high vaulted ceilings a modern bathroom, fitted wardrobes with the additional bonus of parking to the front and within walking distance of the main line train station.

### **ACCOMMODATION**

Entrance Hall with entry phone system, storage cupboard and doors leading to Lounge/Diner with vaulted ceiling and open to Kitchen with a range of wall and base units and cupboards with laminate work surface over, integrated fridge/freezer, electric oven and hob, stainless steel extractor hood and washer dryer. Bedroom with high vaulted ceiling and fitted mirrored wardrobes, Modern Bathroom with bath having electric shower attachment, wash hand basin and wc.

### **OUTSIDE**

Communal gardens and parking on first come first served basis to the front of property.

### **SITUATION**

Hasletts Close enjoys good access to town by foot, as well as High Brooms railway station which offers a main line service to London and the south coast. Further advantages in the immediate vicinity are the attractive and recently refurbished Grosvenor and Hilbert Park, St Johns Park and Woodbury Park Road Cemetery Gardens, a hidden Tunbridge Wells gem! Tunbridge Wells enjoys multiple shopping facilities at the nearby Royal Victoria Place and Calverley Road pedestrianized precinct, alongside North Farm retail park. Further independent restaurants, bars and retailers can be found along Camden Road, Mount Pleasant, the old High Street, Chapel Place and the Pantiles. Tunbridge Wells offers a number of particularly well regarded schools at primary, secondary, grammar and independent levels and the property is well positioned to take advantage of such facilities.



## 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

