



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Double Bedrooms
- Security Deposit: £1500
- Council Tax Band: C
- Available Mid June
- Energy Efficiency Rating: D
- Kitchen/Diner

Stanley Road, TUNBRIDGE WELLS

£1,300 pcm



Stanley Road, Tunbridge Wells, TN1 2RN

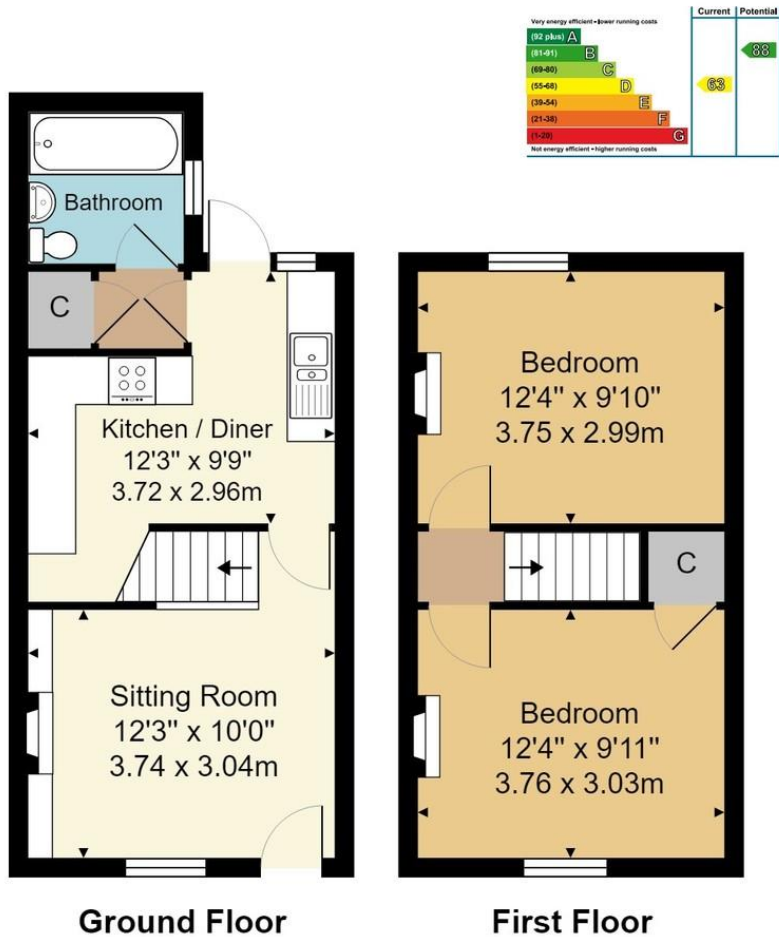
Situated in a tucked away location in the town centre this charming period cottage has the benefit of triple glazing and being in close proximity of two main line stations.

ACCOMMODATION:

Front door opening to Living Room with log burner, stairs to first floor and wood floor. Kitchen/Diner with range of traditional style wall and base cupboards and drawers with a wooden worksurface fitted above, halogen hob & oven under, fridge/freezer, washing machine, tumble dryer and dishwasher, door to garden, tiled floor. Rear Lobby with large cupboard which provides lots of space for shoe racks and coats/ storage for sports equipment etc. Completing the ground floor is the modern, well presented family Bathroom. Upstairs are the two Bedrooms, with the principle bedroom having a large built in wardrobe.

OUTSIDE:

The property is approached via a footpath to the terrace of just five properties. There is a fence enclosing the front garden, with raised gravel beds, and a central path leading to front door. To the rear the garden is paved, with plenty of space for seating area, There is a rear access along the back of the properties for removal of garden waste/ bins etc.



Approx. Gross Internal Area 621 sq. ft / 57.7 sq .m

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 situated in a popular residential location sitting well between the town's two main line railway stations - Tunbridge Wells and High Brooms both being less than one mile away. There is especially good access to the town centre along Camden Road where one can find the majority of independent retailers and restaurants in the town – an area that is pleasingly quirky. Beyond this, the town centre itself is some five minutes walk with a selection of multiple retailers at the Royal Victoria Place Shopping Centre and nearby Calverley Road, alongside a further group of independent retailers, restaurants and bars between Mount Pleasant and the Pantiles. Other advantages of the area are the recently refurbished Grosvenor and Hilbert Park with its sports pitches, play areas and ancient woodlands, as well as easy access to the nearby North Farm Retail Estate and a host of highly regarded schools both at primary, secondary, independent and grammar levels.

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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Heathfield	01435 862211
Crowborough	01892 665666
Southborough	01892 511311
Tunbridge Wells	01892 511211
Letting & Management	01892 528888
Associate London Office	02070 791568

