



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Security Deposit: £1,615
- Council Tax Band: C
- Available Now
- Energy Efficiency Rating: D
- Gas Central Heating

Rochdale Road, TUNBRIDGE WELLS

£1,400 pcm



Rochdale Road, Tunbridge Wells, TN1 2JB

Situated in a very popular location being a short walk to the town centre, main line station and Hilbert & Grosvenor Park, this lovely 2 Bedroom End Terrace house is arranged over 3 floors with low maintenance rear garden.

ACCOMMODATION:

External steps to front door opening to; Reception Room with wood flooring and neutral decor. Fitted shelving to either side of the chimney, wood burner and corner cupboard with shelf above. Inner hallway leads to the Family Bathroom comprising corner bath with shower over, low level w/c, basin with mirrored cabinets above, airing cupboard and additional storage cupboard.

Stairs up from the hallway lead to 2 Double Bedrooms, while stairs down lead to the impressive Kitchen with a great range of wall and base level cupboard for storage, integrated Oven and Hob with extractor over, and free standing Fridge/Freezer. Accessed from the Kitchen there is a Utility Room with washing machine, and a further w/c. Completing the accommodation is a second reception room with a large under stairs storage cupboard and stable door leading to the rear Garden.

OUTSIDE:

To the rear of the property is an enclosed Garden which is primarily laid to lawn.



SITUATION:

The property is situated in the St. James Road quarter of Tunbridge Wells and offering immediate access to many of the best parts of town. These include a short walk to Camden Road where many of the towns most interesting and popular independent restaurants, bars and shops are located, but also Grosvenor & Hilbert Park, boasting attractive woodland, sports pitches and play areas, and good pedestrian access to High Brooms mainline railway station nearby. The town itself is approximately 0.5 mile distant with its wide range of social, retail and educational facilities to include a number of sports and social clubs, two theatres, a host of independent retailers located on the aforementioned Camden Road but also between Mount Pleasant and the Pantiles, with a wider range of principally multiple retailers located at the Royal Victoria Place shopping precinct, nearby Calverley Road as well as on the North Farm Retail Park. The town has a good number of highly regarded schools at all levels.

VIEWING:

Strictly by prior appointment with the Landlord via 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

