



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 1 Bedroom
- Security Deposit: £1,096
- Council Tax Band: A
- Available Mid December
- Energy Efficiency Rating: C
- Allocated Parking

Woodbury Park Road, Tunbridge Wells

£950 pcm



Woodbury Park Road, Tunbridge Wells, TN4 9NQ

This one Bedroom First Floor Apartment is situated in a popular location within easy reach of the Town Centre and benefits from allocated parking and access to a large Communal Garden.

ACCOMMODATION:

Communal Hallway with stairs to the first floor. The Apartment itself is neutrally decorated throughout with wood effect flooring and comprises Entrance Hall with entry phone system; good sized Double Bedroom, Shower Room with large walk in shower, Living Room with sliding doors to Private Balcony and well appointed Kitchen with integrated electric oven and inset four ring electric hob, washing machine and freestanding fridge/freezer.

OUTSIDE:

The property has a private parking space towards the rear of the block. It also has use of communal gardens to the rear.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 370 ft² ... 34.4 m²

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

