



**WOOD &
PILCHER**

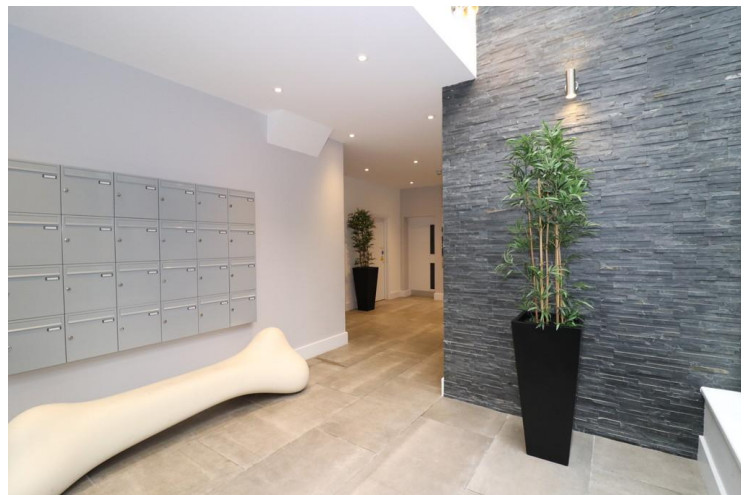
Sales, Lettings, Land & New Homes



- 1 Bedroom
- Security Deposit: £1,125
- Council Tax Band: C
- Available 1st Feb 2024
- Energy Efficiency Rating: D
- Secure Parking

Angel Lane, TONBRIDGE

£975 pcm



Angel Lane, Tonbridge, Kent, TN9 1GF

A top floor lift serviced one bedroom apartment, which is situated in the heart of the town centre and is within easy walking distance of the mainline station. The property benefits from being finished to a high standard throughout, secure undercroft parking and view across Tonbridge.

ACCOMMODATION:

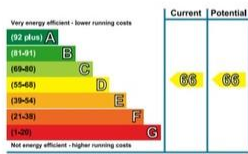
Entrance hallway with video entry system and wood flooring. Open plan living room with wood flooring leading to a modern kitchen comprising wall and base units, integrated electric oven and hob with extractor hood over, fridge/freezer and washing machine. Double bedroom with built in wardrobe and a bathroom comprising a tiled bath with shower over and glass screen, wash hand basin, low level WC and heated towel rail.

OUTSIDE:

Secure undercroft parking for one car.

SITUATION:

The property is situated in a converted development centrally located just off the High Street. The town centre offers a range of high street retailers, pubs, cafes, restaurants, supermarkets, leisure facilities including The Angel Centre, Tonbridge indoor/outdoor pools and Tonbridge Park with the historic castle rowing and river activities, primary, secondary and grammar schools and mainline railway station with its fast and frequent services to London Bridge/Charing Cross.



Approx. Internal Floor Area
452 sq. ft / 42 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.

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

