



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Security Deposit: £1730
- Council Tax Band: E
- Available January
- Energy Efficiency Rating: C
- Generous Reception Room

Calverley Park Gardens, TUNBRIDGE WELLS

£1,500 pcm



Calverley Park Gardens, Tunbridge Wells, TN1 2JN

SPACIOUS GROUND FLOOR 2 BEDROOM APARTMENT IN THIS PEACEFUL BUT CONVENIENT LOCATION IN CENTRAL TUNBRIDGE WELLS WITH ATTRACTIVE COMMUNAL GARDENS AND PRIVATE GARAGE

Located in a tucked away and peaceful position close to the centre of Royal Tunbridge Wells, this Ground Floor Apartment is both spacious and well presented throughout with the added benefit of the most attractive communal Gardens to the rear and a private Garage.

ACCOMMODATION:

Entrance Hall with deep fitted double wardrobe with areas of coat rails and shelving and further deep cupboard with areas of fitted shelving. Double partially glazed doors from the Entrance Hall to Large L-shape Living Room/Diner with good space for table, chairs, 3 piece suite and entertaining with double glazed windows with views across the communal gardens as well as partially glazed double glazed door offering immediate access to a patio area and, in turn, the communal gardens. Accessed from the Lounge/Diner, the Kitchen is fitted with a range of wall and base units with a complimentary woodblock work surface. The family Bathroom is fitted with a wall mounted sink with mixer tap over and a storage unit below, heated towel rail radiator, low level wc, panelled bath with mixer tap over and further single head shower attachment. With the benefit of a Dressing Room with fitted wardrobes and En Suite Shower Room, the Master Bedroom is a spacious double with floor to ceiling double glazed window overlooking the communal gardens. The second double Bedroom is also a generous room with fitted shallow cupboard with areas of coat rail and further areas of fitted shelving.



Exterior:

Patio area immediately outside the Living Room which overlooks and leads onto the substantial communal garden. To the front of the property there is also the useful benefit of a Garage en bloc.

SITUATION:

The property is located a little back from Calverley Park Gardens in the centre of Royal Tunbridge Wells. This affords particularly good pedestrian access to the Town Centre with its excellent social, retail and educational facilities. These include multiple retailers at the Royal Victoria Place and nearby North Farm alongside a host of independent retailers, restaurants and bars principally located between Mount Pleasant and The Pantiles. The town has a number of highly regarded schools at primary, secondary, independent and grammar levels and 2 mainline railway stations, each of which offer fast and frequent service to both London termini and the south coast with Tunbridge Wells station being within a comfortable walk. All of this with the knowledge that you come back to a peaceful flat and beautiful mature gardens!

VIEWINGS:

By telephone appointment to Wood & Pilcher on 01892 528888.

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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