



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Security Deposit: £1,725
- Council Tax Band: B
- Available Now
- Energy Efficiency Rating: E
- Gas Central Heating

Blatchington Road, TUNBRIDGE WELLS

£1,495 pcm



Blatchington Road, Tunbridge Wells, TN2 5EG

Within walking distance of the Pantiles, High St and Main Line station, this 2 Bedroom Furnished apartment is offered in excellent order throughout.

ACCOMMODATION

External steps lead up to a covered entrance to the Apartment. An internal staircase leads up to the landing off which all rooms lead; Living Room with feature fire place, well appointed Kitchen with a range of under counter cupboards and including under counter Fridge, Washing Machine and Electric Hob and Oven with Extractor hood over. The Bathroom includes a white suite with shower over the bath. 2 Double Bedrooms complete the accommodation.

OUTSIDE

On street Permit Parking.



SITUATION

The apartment is set in a quiet residential road off Warwick Park, a little over half a mile from Tunbridge Wells town centre and close to the village area, the old High Street and the Pantiles. Tunbridge Wells town centre offers excellent multiple shopping facilities at the Royal Victoria Place Shopping Mall and the Calverley Road pedestrianized precinct, with more specialist shops, cafes and boutiques found in the southern part of the town amongst the aforementioned Pantiles and old High Street. Tunbridge Wells main line station offers fast and frequent commuter services to both London termini and the south coast. In general the area is well served with good educational facilities, both state and independent, for children of all ages. Recreational facilities in the area include two theatres, local golf, cricket and rugby clubs, Tunbridge Wells Sports and Indoor Tennis Centre and the out of town Knights Park Leisure Centre with its ten pin bowling complex, multi screen cinema and private health club.

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

