



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 3 Double Bedrooms
- No Deposit Option
- Available Immediately
- Council Tax Band: C
- Energy Efficiency Rating: E
- Superb Location

**The Common, Tunbridge Wells**

**£1,800 pcm**



## The Common, Tunbridge Wells, TN1 1EB

### **\*\*NO DEPOSIT SCHEME AVAILABLE\*\***

This spacious maisonette is one of only two properties within this handsome Georgian villa and has accommodation over two levels with many period features such as high ceilings, bay windows and feature fireplaces as well as stunning views across the town centre and The Common.

### **ACCOMMODATION**

The entrance hall stairs lead to the first floor to the kitchen with a modern range of wall, base and drawer units with complementary worktop, built in oven with gas hob and extractor hood over. Included are a washing machine and tall fridge/freezer and a dishwasher. Doors to front leading onto a balconette.

The Dining Room is a beautiful room with a feature bay window to front and further sash window to side. Feature fireplace with tiled inset, built in store cupboard to the side with shelving above.

The Living Room is another good sized room with bay window to the rear providing views of The Common, further sash window to side. Large feature fireplace with open grate, marble inset and tiled hearth with mirror above. Built in cupboard to side with shelving above. There is also a separate cloakroom. The Bathroom suite comprises of a panelled path with mixer tap and shower attachment, pedestal wash hand basin.

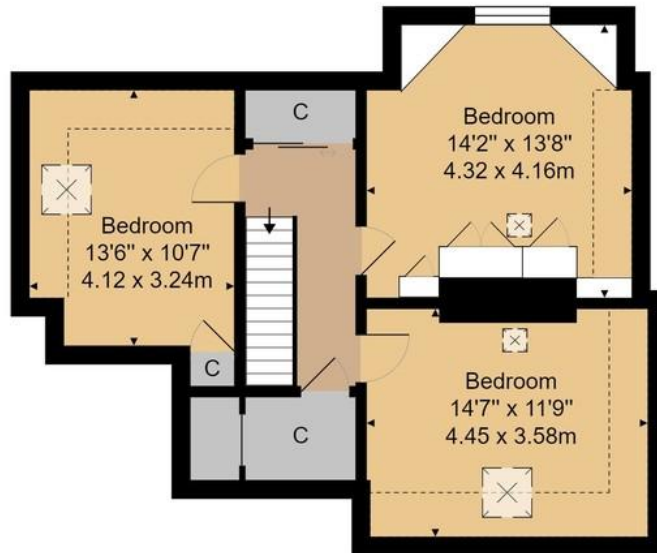
Stairs leading to the second floor where you will find a built in store cupboard with shelving, roof lantern and further walk in store cupboard housing cold water tank.

There are three double bedrooms on this floor, one has a window to front with views across the town centre, two have built in wardrobes, and the back bedroom has a velux window with views over the common.

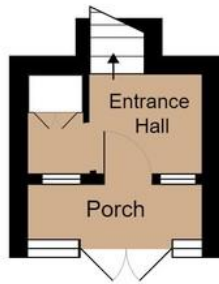
### **OUTSIDE**

Entrance porch to the back of the building, access straight onto the common.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E		
21-38	F	41   F	
1-20	G		



Second Floor



Ground Floor



First Floor

## SITUATION

The property is situated on the edge of The Common and offers good access to the historic Pantiles famous for its pavement cafes, restaurants and bars and the Old High Street with its independent boutiques and retailers and main town centre where many of the high street name are represented. For the commuter traveller the station is a short walk and offers fast and frequent services to both London and the South Coast. Tunbridge Wells also has two theatres, a selection of sports and social clubs as well as many parks and the providing lots of outdoor space to enjoy.

## 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

