



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedroom
- Security Deposit: £2,423 or No Deposit Option
- Council Tax Band: E
- Available Now
- Energy Efficiency Rating: D
- Spacious Kitchen/Diner

St Andrews Park, TUNBRIDGE WELLS

£2,100 pcm



St. Andrews Park Road, Tunbridge Wells, TN4 0NL

****NO DEPOSIT OPTION AVAILABLE****

This well presented 3 Bedroom house with allocated parking is conveniently located within the St Johns Area of Tunbridge Wells.

ACCOMMODATION

Ground Floor:

Entrance leading into hallway, door leading into the downstairs WC. Door into a good sized Lounge with feature gas fireplace and double glazed windows to the front. The large Kitchen/Diner with central island/breakfast bar incorporating a stainless steel sink and cupboards below. The kitchen has plenty of storage with a range of wall and base units for storage, integrated fridge freezer, washing machine, and dishwasher, and a range style oven and gas hob, with an extractor hood above. The dining area has bifold patio doors leading onto the patio and garden.

First Floor:

Family Bathroom with a white suite including a bath, separate shower, wash basin with storage underneath and W/C. The Master Bedroom is good sized double overlooking the front of the property with two built in wardrobes. Bedroom 2 is also a good sized Double Bedroom with an ensuite and wardrobe. Bedroom 3 being a small Double Bedroom again with built in wardrobe.

OUTSIDE

To the front there is a private Drive with 2 allocated parking spaces and to the rear there is a Garden mainly laid to lawn with a patio area outside the bifold doors and at the back of the garden.



SITUATION

Situated in a quite close distance of High Brooms Mainline Station which offers commuter services to London Bridge/Cannon Street in under 1 hour. Also within the locality are a small selection of local shops and a wide range of schools catering for all age groups. For a further selection of amenities Royal Tunbridge Wells town centre is approximately 1.6 miles away where you will find the Royal Victoria Place Shopping Mall and Calverley Road precinct, together with a good choice of restaurants, bars and cafes, two theatres and lots of activities associated with a busy and vibrant spa town. Recreational facilities include golf, rugby, cricket and tennis club, a selection of local parks and located on the North Farm Retail and Leisure Park, you will find a multi screen cinema, bowling complex 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

