



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Double Bedrooms
- Security Deposit: £1,384
- Council Tax Band: B
- Available Now
- Energy Efficiency Rating: C
- En Suite Shower Rooms

Quarry Road, TUNBRIDGE WELLS

£1,200 pcm



Quarry Road, Tunbridge Wells, TN1 2EZ

Situated on the edge of the Town Centre and with the popular Grosvenor and Hilbert Park only a few minutes walk, this 2 Double Bedroom Maisonette, with en suite shower rooms to each bedroom, is neutrally decorated throughout and benefits from Gas Central Heating.

ACCOMMODATION

Communal Entrance Hallway leading to; Entrance at ground floor level with stairs to the first floor where you will find a bright and well presented open plan Living Room/Kitchen to the front of the property. The Kitchen is fitted with a range of wall and base level cupboards with complimentary wood effect worktops and also includes integrated oven and hob with extractor over, integrated dishwasher and washing machine along with free standing fridge/freezer. To the rear on this level there is a Double Bedroom with fitted wardrobe and en suite Wet Room.

Stairs from the first floor landing lead to the second Double Bedroom which along with it's own en suite Shower Room occupies the whole of this floor.

OUTSIDE

On street parking within a TWBC permit zone is available to the front of the property and on nearby roads.



SITUATION

The property is located on a popular residential road centrally positioned within Royal Tunbridge Wells and is under a mile walking distance of either High Brooms or Tunbridge Wells main line stations. Local amenities include a selection of restaurants and retailers within the Camden quarter, whilst the main town centre is approximately half a mile walk and offers a wide selection of retail outlets within Royal Victoria Place Shopping Mall and the Calverley Road precinct. In the southern part of the town you will find the old High Street boasting a wide selection of independent retailers along with vibrant cafes, restaurants and bars, associated with a busy spa town. Recreational facilities include a number of nearby parks, a wide selection of sports clubs. In addition to the local primary schools, there are a host of well regarded secondary, independent and grammar schools, making this property extremely well placed to take advantage of such excellent facilities.

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.

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Crowborough 01892 665666
Southborough 01892 511311
Tunbridge Wells 01892 511211
Letting & Management 01892 528888
Associate London Office 02070 791568

