



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Double Bedrooms
- Security Deposit: £1,730
- Council Tax Band: E
- Available end of October
- Energy Efficiency Rating: C
- Open Plan Living

Broadwater Down, Tunbridge Wells

£1,500 pcm



Broadwater Down, Tunbridge Wells, TN2 5NX

SPACIOUS 2 BEDROOM APARTMENT WITH ALLOCATED OFF ROAD PARKING IN DESIRABLE LOCATION ON BROADWATER DOWN

An extremely well presented and spacious first floor apartment, which is situated in the prestigious setting of Broadwater Down, close to the Pantiles, mainline railway station and within a mile of Tunbridge Wells town centre.

ACCOMMODATION

The accommodation comprises of a communal entrance hall with stairs and lift to the first floor, entrance hallway with video entry phone system and wood flooring, good size open plan living room with gas feature fire and wood flooring, modern fitted kitchen area with integrated electric double oven and gas hob with extractor canopy over, fridge/freezer, dishwasher, washing machine and breakfast bar, master bedroom with built in wardrobe and en-suite shower room with his and hers vanity basins, second double bedroom and a family bathroom with a panelled bath with shower attachment over, pedestal wash hand basin and a low level WC.

Outside

To the front of the building there is an allocated parking space which is accessed via a gated entrance.



SITUATION

The property is situated within a mile of the historic Pantiles, with its pavement cafés, bistros and wine bars. Approximately $\frac{1}{2}$ a mile is the old High Street of Tunbridge Wells, with its specialist shops, boutiques, cafés and mainline station, which provides fast and frequent train services to London and the south coast. A further $\frac{1}{4}$ of a mile walking distance gives access to the main shopping area of Tunbridge Wells, where most of the High Street retailers are represented within the Royal Victoria Place shopping mall and the Calverley Road precinct. The area in general is well served with a variety of good schools, both state and independent, for children of all ages, whilst recreational facilities include two theatres, Tunbridge Wells Sports & Indoor Tennis Centre, golf, cricket and rugby clubs and the out of town Knights Park Leisure Centre, with tenpin bowling complex and multiscreen cinema.

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

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 the 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

