



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- One Bedroom Apartment
- Security Deposit: £1038
- Council Tax B
- Available January
- Energy Efficiency Rating: B
- Close to Amenities

Brookfield Court, Springfield Road

£900 pcm



Springfield Road, Southborough, Tunbridge Wells, TN4 0LY

A ONE BEDROOM SECOND FLOOR FLAT WITH LIFT IN THIS POPULAR DEVELOPMENT WITH OFF ROAD PARKING.OVER 60'S ONLY

A well presented one double bedroom, age restricted (OVER 60'S ONLY) apartment which is located on the second floor of this popular development, situated in Southborough. The property's features include double glazing, electric heating, fitted kitchen with fridge, oven and hob, bathroom with walk in shower and double bedroom with built in wardrobes.

The Brookfield Court development has been thoughtfully planned as the residents have access to a communal lounge which hosts regular activities for those who wish to participate. There is a large laundry room with washing machines, tumble driers and ironing facilities, together with an internal bin store.

ACCOMMODATION

Communal entrance hall leading to stairs or lift to apartment. Entrance hall with alarm system and cupboard housing the consumer unit and hot water tank, lounge with double glazed window to front and glass door leading to the kitchen, bedroom with built in wardrobes and bathroom.

OUTSIDE

Communal gardens surround the development, often being tended by the residents and providing seating areas where you can enjoy the surroundings.



SITUATION

This prestigious development by McCarthy & Stone in Springfield Road. It is conveniently positioned close to Southborough's shops, local amenities and bus services. The larger towns of Tunbridge Wells, 2 miles distance and Tonbridge, 3 miles distance, offer multiple shopping facilities, leisure and recreational facilities, together with mainline stations providing fast and services to London and the South Coast.

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
Crowborough
Southborough
Tunbridge Wells
Letting & Management
Associate London Office

01435 862211
01892 665666
01892 511311
01892 511211
01892 528888
02070 791568

