



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Two Bedroom Apartment
- Security Deposit: £3461.00
- Council Tax D
- Available Now
- Energy Efficiency Rating: C
- Independent Living Age Restricted Development

**Culverden Park Road, Tunbridge Wells**

**£3,000 pcm**



### **Culverden Park Road, Tunbridge Wells, TN4 9QX**

A LOVELY TWO BEDROOM FLAT WITH A LIFT IN THIS POPULAR DEVELOPMENT WITH OFF ROAD PARKING OVER 55'S ONLY

#### **ACCOMMODATION**

A very well presented two double bedroom, age restricted (OVER 55'S ONLY) first floor apartment forming part of an independent living age restricted development. The property itself consists of a spacious hallway, double aspect sitting room with Juliet balcony, kitchen with appliances, shower room with mobility aids and two bedrooms. There is a choice of lifts or stairs within the building providing access to the apartment and the communal lounge and dining room provides the opportunity to make friends.

The dining room provides a meal everyday and has a small kitchen where residents are welcome to make drinks at anytime.

#### **OUTSIDE**

There are beautiful landscaped communal gardens to the rear of the building and residents parking at the front.



## SITUATION

The property enjoys an extremely convenient location off Culverden Park Road and St Johns Road, just North of Royal Tunbridge Wells town centre. Tunbridge Wells town centre is less than a mile away offering a comprehensive range of shopping facilities at the Royal Victoria Place Shopping Mall and the Calverley Road pedestrianised precinct. Tunbridge Wells has a main line station offering a fast and frequent service to both London and the south coast. Beyond this the St Johns shops and restaurants are equally close with two Supermarkets, a host of independent retailers and excellent eating and drinking facilities. Recreational facilities in the area include golf, cricket, lawn tennis and rugby clubs, a number of parks, local theatres, the Tunbridge Wells Sports and indoor tennis centre and the out of town Knights Park Leisure Centre with its ten pin bowling complex, multi screen cinema and private health club. Tunbridge Wells is rightly renowned for the Pantiles, the Common, and its independent retailers and restaurants and parks, many of these accessible from this property.

## 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

