



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 1 Bedroom
- Security Deposit: £1,096
- Council Tax Band: A
- Beginning of November
- Energy Efficiency Rating: D
- Secure Allocated Parking

Upper Grosvenor Road, TUNBRIDGE WELLS

£950 pcm



Upper Grosvenor Road, , Tunbridge Wells, , TN1 2DY

A WELL PRESENTED ONE BEDROOM APARTMENT WITH A SMALL PRIVATE COURTYARD GARDEN AND AN ALLOCATED PARKING SPACE

A well presented One Bedroom garden/ground floor apartment with a small private courtyard garden and allocated parking space. Features include a good sized lounge with wooden floors and french doors to the courtyard garden as well as good areas of exposed brickwork creating a 'loft apartment' feel.

ACCOMMODATION

Communal Entrance Hallway leads to; Entrance Hall with entry phone, Bathroom with tiled floor and white suite including a shower over the bath, Double Bedroom, Living Room with wood flooring and access to courtyard and Kitchen with a range of wall and base units with complimentary work surface, integrated fridge, washer/dryer, dishwasher, integrated electric oven and electric induction hob with extractor hood over.

Outside

The property has the benefit of a single off road parking space in a secure car park to the rear of the property and the use of a low maintenance private courtyard garden set to herringbone brick with a brick retaining wall and gate to rear.



SITUATION

The town centre is a very short walking distance away with its Royal Victoria Place Shopping Centre and Calverley Road pedestrianized precincts. The main line railway station at Tunbridge Wells, the Pantiles and the old High Street, are approximately 1 mile distant and offer a wide array of independent retailers and restaurants, many of which help to define Tunbridge Wells as the unique town it is. Furthermore, the vicinity enjoys good areas of greenery including St John's Park, Grosvenor and Hilbert recreation grounds and the historic Woodbury Park Cemetery. There are a number of well regarded schools including both primary, secondary, independent and grammar nearby.

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

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

