Pennine Walk, TUNBRIDGE WELLS

- 3 Bedrooms
- Security Deposit: £2,100
- Council Tax Band: D
- Available late October
- Energy Efficiency Rating: E
- Agent's Fees Apply

£1,400 pcm

www.woodandpilcher.co.uk
Pennine Walk, Tunbridge Wells, TN2 3NW

This extremely well presented three bedroom home is situated in the ever popular St James’ area of Tunbridge Wells and offers bright and spacious accommodation including an attractive living room with bay window and Kitchen/Dining room which leads through to a large Conservatory overlooking the rear Garden. Additional features include Gas Central Heating, Double Glazing, Garage and Off Road Parking.

**ACCOMMODATION**

**Ground Floor:**

Front door to Entrance Porch leading to spacious Living Room with wood flooring which continues through into the attractive Kitchen Breakfast Room which is fitted with a range of Bosch appliances including Electric Oven and Hob with extractor over, Dishwasher and Washing Machine. To the rear of the house there is a large Conservatory overlooking the Garden.

**First Floor:**

Stairs from the Living Room lead to the first floor landing in turn leading to 2 Double Bedrooms, each with fitted wardrobes, a Single Bedroom and a recently fitted fully tiled Family Bathroom comprising of a white suite with shower over the bath, wash hand basin and w/c.

Total floor area of house: Approx 957 sq ft
Exterior:

The front and rear Gardens are both primarily laid to lawn with the rear being enclosed and also benefiting from a small decked area and central path leading to the Garage at the foot of the garden.

SITUATION: The St James’ quarter of Royal Tunbridge Wells has always proven to be extremely popular in view of its proximity to the well renowned St James’ School, town centre and choice of stations. The main town centre of Tunbridge Wells offers a variety of retail outlets set within the Royal Victoria Shopping Mall and Calverley Road precinct, together with the old High Street situated in the southern part of the town which leads on to the famous Pantiles area renowned for its pavement cafes, restaurants and bars. Recreational facilities within the area include two theatres, lawn tennis, golf and rugby clubs, whilst out of town there is the North Farm Retail and Leisure Park which includes a multi screen cinema, private health club and further restaurants.

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.
1. A holding fee will be initially required to secure a property, subject to the Landlord's approval. This will then be deducted from the commencement costs as shown below:

<table>
<thead>
<tr>
<th>Holding Fee</th>
<th>Monthly rental</th>
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<tr>
<td>£200.00</td>
<td>under £500.00</td>
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<tr>
<td>£300.00</td>
<td>£500.00 - £999.99</td>
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<tr>
<td>£450.00</td>
<td>£1,000.00 and over</td>
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The Holding Fee will be allocated towards the commencement costs (Tenancy Agreement fee, credit searches references and first month's rent) upon signing the Tenancy Agreement. Should the Tenancy not proceed however, monies will be retained in respect of one or all of the following:

- Offer rejected due to unsatisfactory references - £60.00 per Tenant and £60.00 per Guarantor
- Withdrawal from the proposed tenancy by you after the offer has been accepted. **Full Holding Fee to be retained.**

2. **COSTS PAYABLE BEFORE THE COMMENCEMENT OF A TENANCY:**

- One month's rent
- Security deposit (Equal to one and a half month's rent)
- Tenancy Agreement fee - Assured Shorthold: **£120.00**, Non Housing Act/Company: **£180.00**
- Credit searches and references **£60.00** per Tenant, **£60.00** per Guarantor (if required), **£100.00** for Company Referencing
- Less Holding Fee paid beforehand (see above)

**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. Tenancies are usually for a period of at least six months.
5. All rents are exclusive of council tax, electricity, gas, oil, telephone, water and sewage charges - unless otherwise agreed.
6. A draft copy of the Tenancy Agreement is available in our office for perusal between the hours of 09:00 – 16:30 Monday – Saturday.
7. A Tenancy Extension Fee will be charged (currently £50.00).
8. At the end of the Tenancy a check out fee will be charged.
9. Stamp Duty Land Tax may be payable on the Tenants copy of the Tenancy Agreement.

**ALL FEES ARE INCLUSIVE OF VAT AT 20%**