



# WOOD & PILCHER



- 2 Bedrooms
- Security Deposit: £980
- Council Tax Band: C
- Available mid August
- Energy Efficiency Rating: C
- Popular village location

**Common View, RUSTHALL**

**£850 pcm**



### **Common View, Rusthall, Tunbridge Wells, Kent, TN4 8RG**

Overlooking Rusthall Common, this well presented 2 Bedroom Cottage is a short walk from a number of local amenities and benefits from Double Glazing, Gas Central Heating and a Courtyard Garden.

### **ACCOMMODATION**

#### **Ground Floor:**

Front door opens to neutrally decorated Living Room with wood flooring, leading in turn to a well presented modern Kitchen/Breakfast Room to the rear which provides access to the rear Garden. The Kitchen itself is well appointed with a range of wall and base units for storage and integrated appliances.

#### **First Floor:**

The Master Bedroom is situated to the front of the property, with a single Bedroom/Study to the rear, as well as a family Bathroom which includes a shower over the bath.

#### **Exterior:**

To the rear of the property there is a Courtyard garden, On street parking is available to the front of the property.



## SITUATION

The property is located just off the High St overlooking Rusthall Common. The village of Rusthall, which has local shopping facilities, is within an easy walk. The main town of Tunbridge Wells is approximately one-and-a-half miles distance and includes many cafes, bistros and restaurants, the historic Pantiles, old High Street and Royal Victoria Place shopping mall and the Calverley Road precinct, with more specialist shops, cafés, bistros and restaurants in the High Street and Pantiles areas of the town. There is a choice of stations at either Tunbridge Wells or High Brooms providing fast and frequent train services to London and the south coast. The area is also well served with a variety of schools, both state and independent, for children of all ages and recreational amenities including the Tunbridge Wells Sports & Indoor Tennis Centre on St John's Road, local parks, golf, rugby and cricket clubs, whilst on the outskirts of the town is the Knights Park Leisure Centre with its multiscreen cinema, tenpin bowling complex and a private health club.

## 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.

Tonbridge	01732 351135
Heathfield	01435 862211
Crowborough	01892 665666
Southborough	01892 511311
Tunbridge Wells	01892 511211
Letting & Management	01892 528888
Associate London Office	02070 791568

