



WOOD & PILCHER



- 4 Bedrooms
- Security Deposit: £2,653
- Council Tax Band: G
- Available Late October
- Energy Efficiency Rating: C
- Off Road Parking

Broadcroft, TUNBRIDGE WELLS

£2,300 pcm

www.woodandpilcher.co.uk



Broadcroft, Tunbridge Wells, TN2 5UG

This spacious and well presented property forms part of a small individual development of just three detached town houses. The accommodation is arranged over three floors allowing tremendous versatility with the ground floor comprising of a double bedroom, downstairs shower room and cinema room/gym, but also would lend itself to being used as an office/study or perhaps accommodation suitable for a live in relative.

ACCOMMODATION

Ground Floor: Entrance Hall, downstairs Shower Room, Guest Bedroom/Bedroom 4, Cinema Room/Gym.

First Floor: Well appointed Kitchen/Dining Room with a range of integrated appliances, Double aspect Living Room, Cloakroom.

Second Floor: Master Bedroom with en suite Shower Room, two further Bedrooms and Family Bathroom.

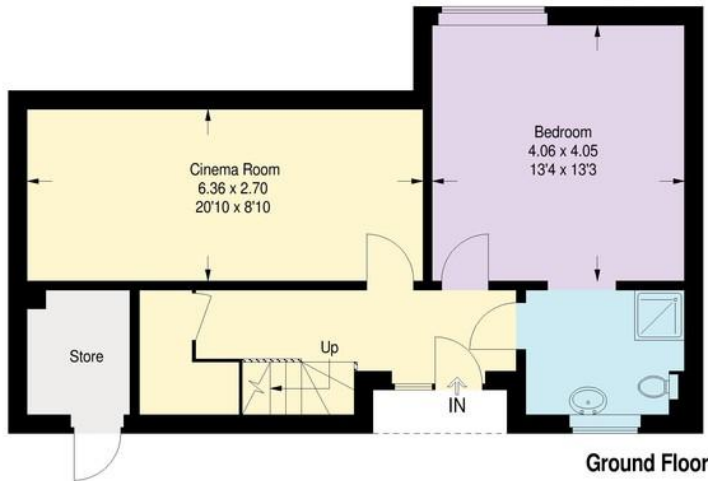
Exterior: To the front there is off road parking for 3 cars, with an enclosed lawn Garden to the rear.

Woodside, Broadwater Mews, Tunbridge Wells

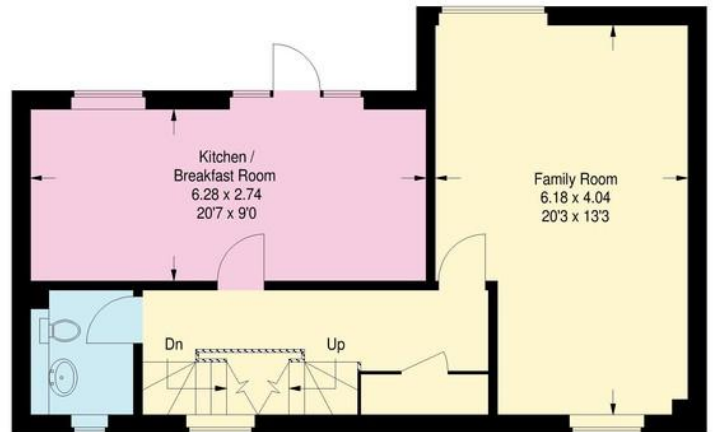
Approximate Gross Internal Area = (Including Store) 170 sq m / 1830 sq ft



Second Floor



Ground Floor



First Floor

SITUATION:

The property is located on the highly desirable southern side of Royal Tunbridge Wells approximately one mile from the main line station providing services into London with approximately 48 minutes travel time. The main town centre offers a wide variety of shops, restaurants and bars. The historic Pantiles famous for its pavement cafes and bars is host to a number of activities including the farmers market and jazz evenings, whilst other recreational facilities include a selection of local parks, two theatres and a range of excellent selection of sports clubs including rugby, tennis and golf. There is access to a wide range of excellent schools for both boys and girls of all age groups, both state and independent.

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

