



## WOOD & PILCHER



- 3 Bedrooms
- Security Deposit: £1,211
- Council Tax Band: C
- Available Now
- Close To Town & Station
- Energy Efficiency Rating: D

**Chandos Road, TUNBRIDGE WELLS**

**£1,050 pcm**

[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



**Chandos Road, Tunbridge Wells, Kent, TN1 2NY**

Situated in a popular location a short walk from the town centre, and within easy reach of both Tunbridge Wells and High Brooms Stations, this 3 Bedroom family house has recently undergone full redecoration throughout and also benefits from Gas Central Heating, Double Glazing and a small garden which is due to be landscaped.

## **ACCOMMODATION**

### **Ground Floor**

Front door leads directly into the living room with feature cast Iron fireplace and a fitted cupboard and shelving, inner hallway with stairs leading to the first floor and a kitchen with a range of wall and base units, integrated electric oven and hob with extractor hood over, space for an under counter fridge/freezer, space and plumbing for a washing machine and door to the rear garden.

### **First Floor**

Upstairs there is a master bedroom with feature cast Iron fireplace and a bathroom comprising a panelled bath with power shower over, glass shower screen, wash hand basin, low level WC and a heated towel rail...to be installed.

### **Second Floor**

On the second floor there are two further Double Bedrooms, one of which has a built in storage cupboard.





**Exterior:** The South Easterly rear garden currently has a few steps up to a small lawn area with raised beds, but this is all due to be landscaped.

**SITUATION:** The property is conveniently located with a number of local convenience shops and the fantastic Grosvenor Park nearby and yet only around half a mile from the centre of Royal Tunbridge Wells, which offers a wide range of amenities including excellent shopping facilities at the Royal Victoria Place shopping mall and the Calverley Road precinct. There are more specialist shops, boutiques and restaurants in the southern half of the town in the High Street and the historic Pantiles. There is a choice of mainline stations at either Tunbridge Wells or High Brooms, each approximately 1 mile distant and both offering fast and frequent commuter services to London and the south coast. Recreational facilities within the area include local parks, Tunbridge Wells Sports & Indoor Tennis Centre in St John's Road, golf, rugby and cricket clubs and on the outskirts of the town is the Knights Park Leisure Centre with its multiscreen cinema, tenpin bowling complex and 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

