



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 1 Bedroom
- Security Deposit: £1,500
- Council Tax Band: C
- Available Immediately
- Energy Efficiency Rating: C
- Open Plan Living

Sandrock Road, TUNBRIDGE WELLS

£1,300 pcm



Sandrock Road, Tunbridge Wells, Kent, TN2 3PZ

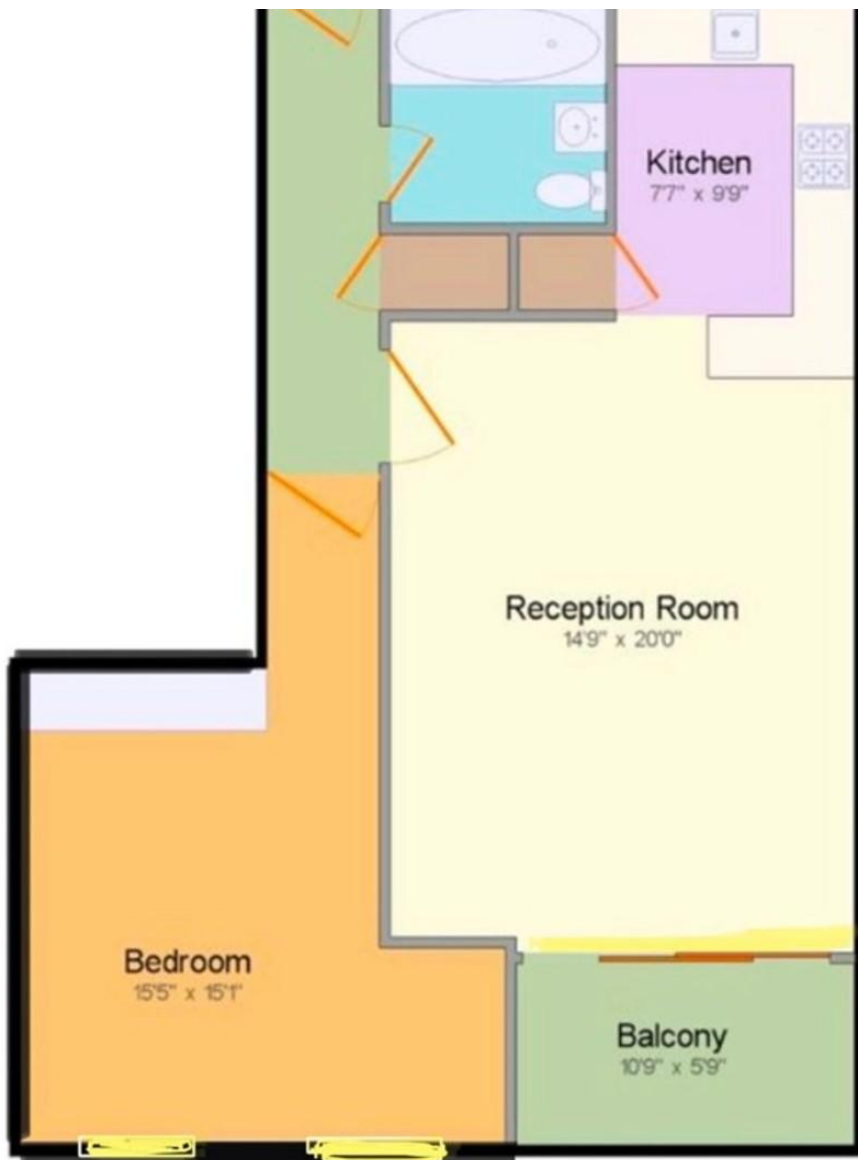
An extremely spacious and well presented one bedroom apartment, which is situated within a few minutes walk from the delightful Dunorlan Park and within easy reach of the town centre and main line station also in the St James School Catchment Area.

ACCOMMODATION

Situated on the third floor of this popular residential development, this apartment is accessed via communal Entrance Hallway with lift access to the secure gated parking and the accommodation affords; Entrance Hallway with video entry phone and storage cupboard, Bathroom with shower over the bath, Large Double Bedroom with fitted double wardrobes with mirrored sliding doors. The impressive Reception Room is comfortably large enough for defined living and dining area with sliding patio doors to a covered private balcony overlooking the communal grounds. The modern Kitchen is open plan to the reception room and includes an electric Oven and Hob, Dishwasher, Wine Fridge, Fridge/Freezer as well as Washing Machine. There is also a brand new immersion heater in the property.

EXTERIOR

In addition to the private balcony, the property is set within well established and maintained communal grounds with the significant benefit of allocated parking in the gated underground garage also with ample storage in metal cabinets in the space. There is also guest parking in the front of the property.



Total approx floor area: 797.3 ft² (74.1 m²)
 Ground Floor: 797.3 ft² (74.1 m²)

SITUATION

The property is conveniently located a short walk 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, 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.

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Crowborough 01892 665666
Southborough 01892 511311
Tunbridge Wells 01892 511211
Letting & Management 01892 528888
Associate London Office 02070 791568

