



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 1 Bedroom Apartment
- Security Deposit: £1,038
- Council Tax Band: A
- Available July
- Energy Efficiency Rating: D
- Communal Garden

Earls Road, TUNBRIDGE WELLS

£900 pcm



Earls Road, Tunbridge Wells, TN4 8EA

Situated on the first floor of this attractive period conversion building, this One Bedroom Apartment is offered Part Furnished to provide a simple and hassle free move to one of the most sought after areas of Tunbridge Wells.

ACCOMODATION

Stairs from the communal Entrance Hallway to the first floor landing and entrance to the apartment. The apartment comprises of a light and airy Living Room with window overlooking the communal garden, Kitchen fitted with Electric Oven and 4 ring hob, integrated under counter Fridge and wall and base level cupboards. The Bathroom is fitted with a white suite including a shower over the bath and heated towel rail radiator. Completing the accommodation is the Double Bedroom also enjoying views over the garden.

OUTSIDE

Communal gardens which are of a good size, set to grass with a combination of retaining fencing, shrubbery and areas of raised mature shrub border.



SITUATION

Earls Road is a popular, peaceful and upmarket address located off of Molyneux Park Road behind Mount Ephraim in central Tunbridge Wells. The road is home primarily to a number of period properties with good sized gardens and offers good pedestrian access to the top of town, the Common and (via the Common) the mainline railway station, High Street and Pantiles areas of Tunbridge Wells. Tunbridge Wells itself has a good mix of social, retail and educational facilities including two theatres and a number of sports and leisure societies, a good combination of multiple and independent retailers and a number of highly regarded schools at independent, primary, secondary and grammar levels.

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.

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

