



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Security Deposit: £1,615
- Council Tax Band: C
- Available January
- Energy Efficiency Rating: D
- Spacious Accommodation

Boyne Park, TUNBRIDGE WELLS

£1,400 pcm



Boyne Park, Tunbridge Wells, TN4 8ET

This bright and spacious 2 bedroom apartment is situated in the popular area of Boyne Park which is conveniently located close to the town centre. The property benefits from gas central heating, off road parking for 1 car and the ability to store items in the communal basement.

ACCOMMODATION

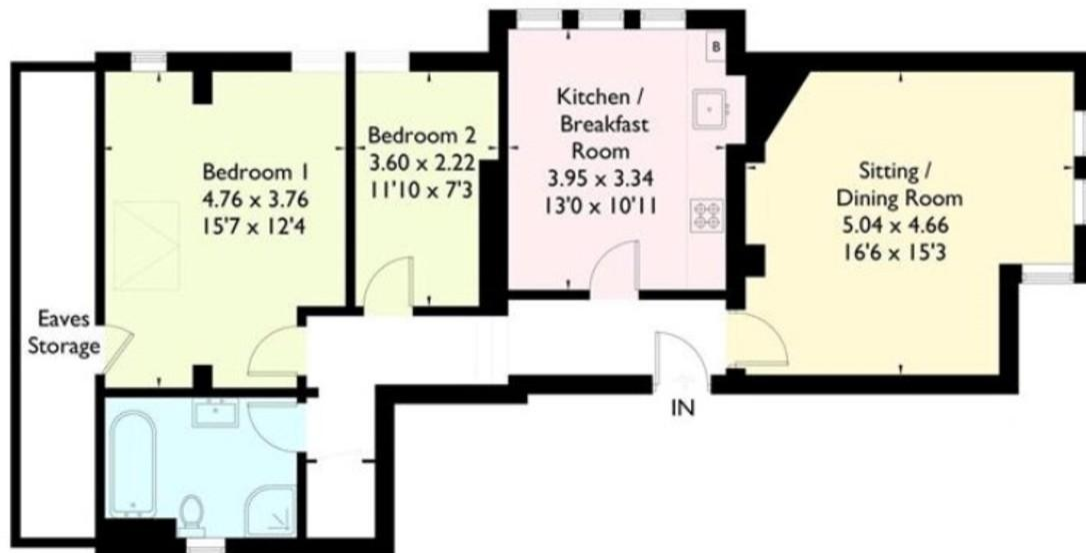
The accommodation comprises of an Entrance Hall with built in storage cupboard, a spacious double aspect Living Room, Kitchen with integrated electric oven and four ring gas hob with extractor hood over, a free standing fridge/freezer and washing machine. The Master Bedroom allows plenty of light aided by the velux window and under eaves storage that stretches the width of the property. Bedroom Two is a single bedroom with built in shelving. The Bathroom comprising a white suite with panelled bath, shower cubide, pedestal wash hand basin and low level WC.

OUTSIDE

To the front of the building there is off road parking for 1 car and communal gardens to the rear. There is also access to the shared basement where bikes can be stored.

Boyne Park, Tunbridge Wells

Approximate Gross Internal Area = 80.2 sq m / 863 sq ft
(Excluding Eaves Storage)



SITUATION

The property is situated in a desirable location off Mount Ephraim with easy access to the town centre and mainline station. Tunbridge Wells town centre provides excellent shopping facilities at the Royal Victoria Place shopping mall and the Calverley Road precinct, where most of the multiple retailers are represented. The south end of the town, at the High Street and Pantiles areas, offers more specialist shops and a variety of restaurants. Tunbridge Wells mainline station provides a fast and frequent service to London and the south coast. The area is generally well favoured with good schools, both state and independent, for children of all ages. Other nearby facilities include the town's two theatres, at the Trinity Arts and The Assembly Hall, the St John's Sports & Indoor Tennis Centre and the Knights Park Leisure Complex, where there is a tenpin bowling complex, a multiscreen cinema 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.

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

