



# WOOD & PILCHER



- 2 Bedrooms
- Security Deposit: £1,500
- Council Tax Band: D
- Available Now
- Energy Efficiency Rating: D
- Allocated Parking

**Mount Sion, TUNBRIDGE WELLS**

**£1,300 pcm**



### **Fairlawn House, 22 Mount Sion, Tunbridge Wells, TN1 1US**

Situated on Mount Sion, a short walk from the High St, Main Line Station and The Pantiles, this attractive 2 Bedroom Apartment offers spacious and well presented accommodation in one of Tunbridge Wells' most sought after locations with the added benefit of allocated Off Road Parking and Gas Central Heating.

### **ACCOMMODATION**

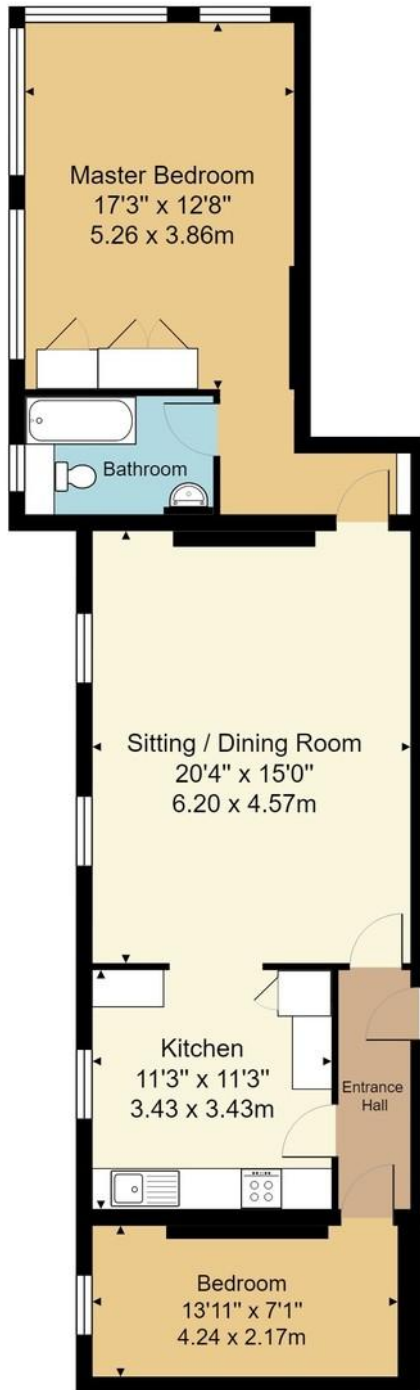
Communal Entrance hall leads to this Ground Floor Apartment. Entrance Hallway provides access to a stunning Living Room with floor to ceiling sash windows which in turn leads to a well appointed Kitchen/Diner with integrated appliances, Large and extremely light dual aspect Master Bedroom, Bathroom with shower over the bath and 2nd Bedroom.

### **Outside:**

Allocated Off Road Parking

### **SITUATION**

The property is situated approximately 1/4 mile walking distance from Tunbridge Wells mainline station which provides a regular commuter service to London Charing Cross/Cannon Street and Waterloo. The main town centre is approximately 1 mile distant from the property, where there are excellent multiple shopping facilities at the Royal Victoria Place shopping mall and the Calverley Road precinct. There are a selection of further specialist shops, cafés and boutiques in the more historic parts of the town including the old High Street and The Pantiles. Tunbridge Wells itself offers excellent entertainment and recreational facilities including two theatres, the Tunbridge Wells Sports & Indoor Tennis Centre and the out of town Knights Park Leisure Centre, where there is a tenpin bowling complex, multiscreen cinema, together with a private health club



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Approx. Gross Internal Area  
912 sq. ft / 84.8 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## 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

