WOOD & PILCHER

Sales, Lettings, Land & New Homes





- 2 Bedrooms
- Security Deposit: £1,961
- Council Tax Band: F
- Energy Efficiency Rating: C
- Secure Garage Parking
- Close to Town Centre

Bishops Down Road, Tunbridge Wells **£1,700 pcm**






Bishops Down Road, Tunbridge Wells, TN4 8XL

A spacious two bedroom apartment situated within an attractive apartment block within close proximity to the town centre and mainline station.

Situated on the second floor of this well-maintained development, with the convenience of lift access, this attractive two-bedroom apartment offers spacious and well-proportioned accommodation throughout, together with pleasant views over the surrounding area.

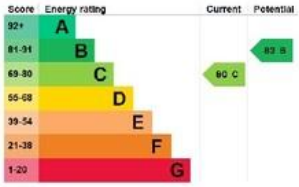
Upon entering the property, a generous entrance hallway provides access to the accommodation and benefits from a telephone entry system and useful built-in storage. The spacious living/dining room features an attractive bay window, allowing plenty of natural light to flood the room, together with a feature fireplace creating a welcoming focal point.

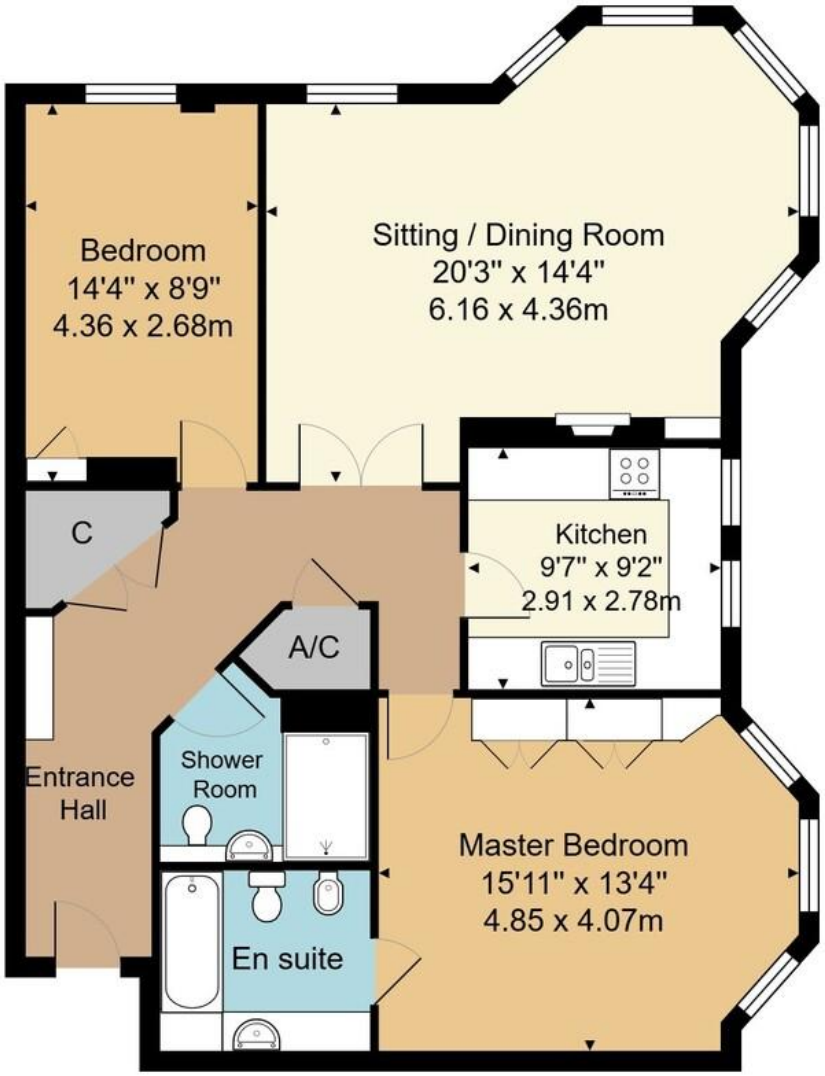
The well-appointed kitchen is fitted with a comprehensive range of wall, base and drawer units, providing ample storage and worktop space. Integrated appliances include a fridge/freezer, washing machine, electric oven, microwave and gas hob with extractor fan above.

The principal bedroom is a generously sized double, featuring attractive fitted wardrobes and the added benefit of an en-suite bathroom. A further well-proportioned double bedroom also benefits from built-in wardrobe storage and is served by a separate family shower room.

OUTSIDE: The property enjoys an allocated parking space in the secure garage underneath the building with further visitor parking to the front of the property and use of a residents garden.

SITUATION: The property is located on Bishops Down Road in central Tunbridge Wells adjacent to both the Spa Hotel and Mount Ephraim. The property is afforded considerable privacy by its proximity to Tunbridge Wells Common and the town centre itself is perhaps best accessed across said Common. The town has a wide range of social, retail and educational facilities including a number of sports and social clubs and two theatres. There is an excellent range of independent retailers





and restaurants located principally between the Pantiles and Mount Pleasant as well as nearby Camden Road and the town offers fast and frequent services to both London termini and the South Coast via two main line railway stations and good access to the A21 trunk road.

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