



24 Hawkenbury Mead, Tunbridge Wells, Kent, TN2 5BU

A well presented and spacious 1 bedroom house located in the heart of Hawkenbury which is approximately 20 minutes walk from Tunbridge Wells town centre. Accommodation comprises an entrance hall, spacious living room, modern kitchen with appliances, a double bedroom and a modern bathroom suite with shower over the bath. The property benefits from gas central heating, double glazing, garden to the front and 1 off road parking space. Available now.

- One bedroom house
- Modern fitted kitchen
- Gas central heating
- 1 parking space
- Walking distance to town
- Modern bathroom
- Double glazing
- Council tax band C

Monthly Rental Of £750 pcm



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Viewing

By appointment with Bracketts 01892 533 733

Accommodation

Located in the popular Hawkenbury area of Tunbridge Wells with its parks and local shops, whilst still close to the town centre with the main shopping areas and mainline station this property will be ideal for many. The property is presented to a high standard and benefits from gas central heating, double glazing, a modern kitchen and modern bathroom.

Entrance hall

UPVC entrance door, choir matting to floor.

Living room 13' 5" x 9' 3" (4.09m x 2.82m)

Double glazed bay window to rear, fitted carpet, radiator, arch to kitchen.

Kitchen 7' 9" x 6' 4" (2.36m x 1.93m)

Modern fitted kitchen with stainless steel gas hob, electric oven, cooker hood above and fridge freezer built in under stairs cupboard.

Landing

Access to the bedroom and bathroom. Fitted carpet.

Bedroom 13' 6" x 9' 0" (4.11m x 2.74m)

Dual aspect room with double glazed windows to side and rear. Built in wardrobe and storage cupboard. Fitted carpet.

Bathroom 6' 10" x 6' 10" (2.08m x 2.08m)

Modern white contemporary bath suite with shower over bath. Part tiled walls. Towel rail radiator.

Parking

Allocated parking space for one car.

Important notice regarding fees

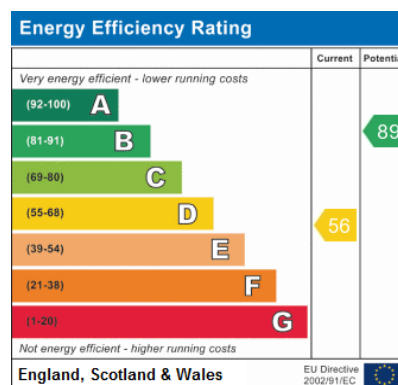
As part of the application process you will be required to pay an administration fee to cover the cost of referencing and tenancy administration. This fee is £120 + VAT per applicant. For clarification, 'applicant' refers to all those over the age of 18 no longer in full time education and who will be listed as tenants on the tenancy agreement. For this property you will be required to pay:

1 months rent in advance: £795.00

A security deposit equivalent to 6 weeks rent: £1,100.00

A checkout fee of: £90.00

All fees are subject to change depending on individual circumstances. For further information please ask a member of staff who will be pleased to help you.



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