



The Maisonette, 7, Sutherland Road, Tunbridge Wells, Kent, TN1 1SE

Situated next to The Grove in the popular Village Area of Tunbridge Wells is this beautiful period apartment which offers spacious accommodation over two floors. The first floor comprises a good size kitchen with fitted units and a door to the courtyard garden at the rear. There is a cloakroom WC, dining room with feature fireplace and a large living room to the front. On the second floor are two double bedrooms and a luxury bathroom suite. Neutrally decorated throughout. The property also benefits from eaves storage and gas central heating. Residents permit parking is available. Pets considered. Available 11th March.

- Period features
- Fitted kitchen
- 2 double bedrooms
- Gas central heating
- Courtyard garden
- 2 reception rooms
- Bathroom & sep WC
- Council tax band C

Monthly Rental Of £1,300 pcm



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bracketts.co.uk

27 -29 High Street, Tunbridge Wells, Kent TN1 1UU
lettings@bracketts.co.uk

01892 533733

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Viewings

By appointment with Bracketts 01892 533 733

Entrance hall

Stairs lead directly up from the raised ground floor entrance level to the first floor landing. Stairs fitted with sisal matting.

Kitchen 11' 4" x 9' 1" (3.45m x 2.77m)

Fully fitted kitchen to include gas hob/oven, washing machine, dishwasher and fridge/freezer. Rear access to the garden.

Hallway

Original wood flooring leading into the living room and dining room.

Cloakroom

Fitted with low level WC and hand basin. Small window.

Dining room 11' 09" x 11' 01" (3.58m x 3.38m)

With wood flooring, original style sash window, built in storage units and a beautiful feature fireplace.

Living Room 17' 01" x 11' 10" (5.21m x 3.61m)

A spacious living room with wood flooring throughout, original feature fireplace and stained glass sash windows and built in storage units.

Landing

Carpeted stairs leading up to second landing to include eaves storage and a Velux window.

Bedroom 2 11' 02" x 10' 06" (3.4m x 3.2m)

A double bedroom carpeted throughout to include built in storage units and a original feature fireplace.

Master bedroom 11' 02" x 11' 01" (3.4m x 3.38m)

Main double bedroom, carpeted throughout to include built in storage units, secondary glazing on top of original

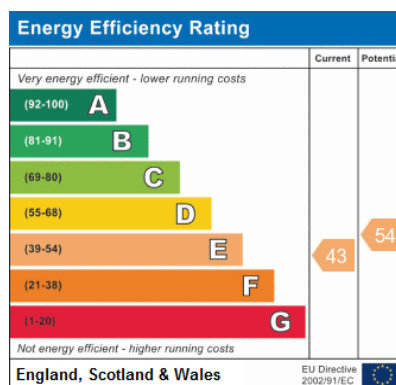
sash style sash windows, original feature fireplace and characteristic features.

Bathroom

Modern contemporary white suite, fully tiled walls, shower over bath and a heated towel rail.

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 £120.00 + 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: £1,300.00 A security deposit equivalent to 6 weeks rent: £1,800.00 A deposit administration fee of: N/A A checkout fee of: £102.00 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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