



5a Nelson Road, Tunbridge Wells, Kent, TN2 5AW

A very spacious 3 bedroom maisonette located in Hawkenbury, close to the Recreation Ground. This deceptively spacious flat offers a large kitchen breakfast room, separate living room, 3 good size bedrooms and a family bathroom. 30 minutes' walk from Tunbridge Wells town centre & main line station. The property benefits from gas central heating & double glazing throughout. On street parking. Available 1st December.

- Kitchen breakfast room
- 3 bedrooms
- Gas Central Heating
- On street parking
- Spacious living room
- Bathroom with shower
- Close to local amenities
- Council tax band C

Monthly Rental Of £1,400 pcm



facebook.com/brackettscharteredurveyors

bracketts.co.uk

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

01892 533733

CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL AGENTS • BUILDING SURVEYORS • VALUERS

Viewing

By appointment with Bracketts 01892 533 733

Kitchen breakfast room 16' 0" x 10' 9" (4.87m x 3.27m)

Modern kitchen with black & grey splash back tiles and ample storage. Appliances include full size fridge freezer, dishwasher, washing machine, electric oven, gas hob & extractor hood. Plenty large enough for a table and chairs.

Living room 14' 9" x 11' 8" (4.49m x 3.55m)

Large light room with 2 windows and a gas fire.

First floor hallway 15' 11" x 2' 11" (4.85m x 0.89m)

Landing area with hanging hooks.

Bedroom 1 10' 0" x 9' 2" (3.05m x 2.79m)

Double room with 2 fitted wardrobes & a dressing table with mirror.

Bedroom 2 11' 9" x 6' 11" (3.58m x 2.11m)

Fitted with small wardrobe.

Bedroom 3 14' 6" x 7' 11" (4.42m x 2.41m)

Double room with large fitted cupboard.

Bathroom 8' 0" x 6' 2" (2.44m x 1.88m)

Fitted with white suite and shower over the bath. Velux window & large airing cupboard.

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:

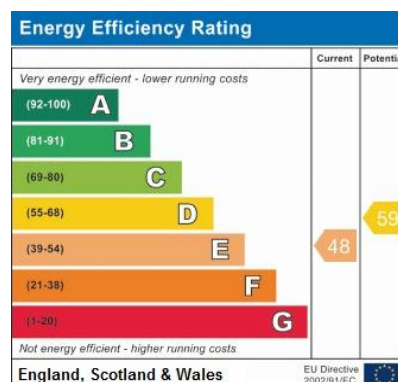
1 months rent in advance: £895.00

A security deposit equivalent to 6 weeks rent: £1,239.00

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.



Important Notice: Bracketts, 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. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.