



3 Carter House, 7, Calverley Park Gardens, Tunbridge Wells, Kent, TN1 2JP

An exclusive development! Beautifully appointed and spacious 1 bedroom apartment located within a strikingly restored and extended Victorian villa within walking distance of Royal Tunbridge Wells town centre and main line station. Accommodation comprises a designer kitchen by Leicht, open-plan dining/living room with bay window & door leading out to a private courtyard; a double bedroom and luxuriously fitted bathroom suite. Impressively decorated to enhance the building's architraves, cornicing and skirtings. The apartment benefits from gas fired central heating, double glazing, luxury fixtures and fittings and allocated off road parking. Available mid November 2019.

- Exclusive development
- Integrated appliances
- Luxurious bathroom
- Off road parking
- Private courtyard garden
- Solid wooden flooring
- Fitted storage
- Council tax band B

Monthly Rental Of £995 pcm



[facebook.com/brackettscharteredsurveyors](https://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

Entrance hall

With light grey high shine floor tiles, a large double storage cupboard, entry phone system and heating controls.

Open plan kitchen/living/dining room 20' 2" x 13' 8" (6.14m x 4.16m)

A large open plan room with a Leicht fully integrated kitchen, bay window with double doors leading out to the courtyard, and a spacious living/dining area. Solid wood flooring, contemporary decor featuring the skirtings, covings and cornicing. Roller blinds to be fitted at each window. The kitchen comprises a range of soft close units, composite worktops, 1 & 1/2 sink, integrated fridge freezer, separate wine fridge, electric oven, induction hob (including set of induction pans), extractor hood, washer dryer and dishwasher.

Bedroom 13' 5" x 10' 2" (4.09m x 3.10m)

Spacious double room with window to the side. Fitted luxurious light grey carpet. Fitted treble wardrobe with shelving and hanging rails. Roller blinds to be fitted at the window.

Bathroom 7' 5" x 5' 8" (2.26m x 1.73m)

With light grey high shine floor tiles and underfloor heating. Luxurious suite comprising deep bath with thermostatic rainfall style shower above, separate shower hose fitting and glass shower screen, low level WC and wash hand basin. Large grey wall tiles and mosaic tiles. Treble mirror fronted vanity unit and heated towel rail.

Outside

A large private paved & gravel courtyard accessed through double doors from the living room. The bedroom also overlooks an extended area of the courtyard to the side. Allocated residents off road parking. Electronic security gates to be fitted shortly.

Important notice regarding fees

TENANT FEES SCHEDULE NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

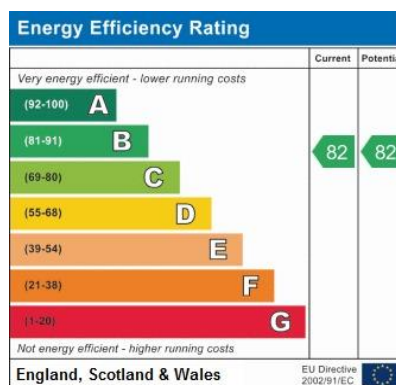
One week's rent - £229.00 Holding Fee

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).

MONTHLY RENT IN ADVANCE OF: £995.00

DEPOSIT: Five weeks' rent - £1148.00

This covers damages or defaults on the part of the tenant during the tenancy. Please ask a member of staff if you have any questions about our fees.



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.