



## Price

£1,400 PCM

Fees Apply

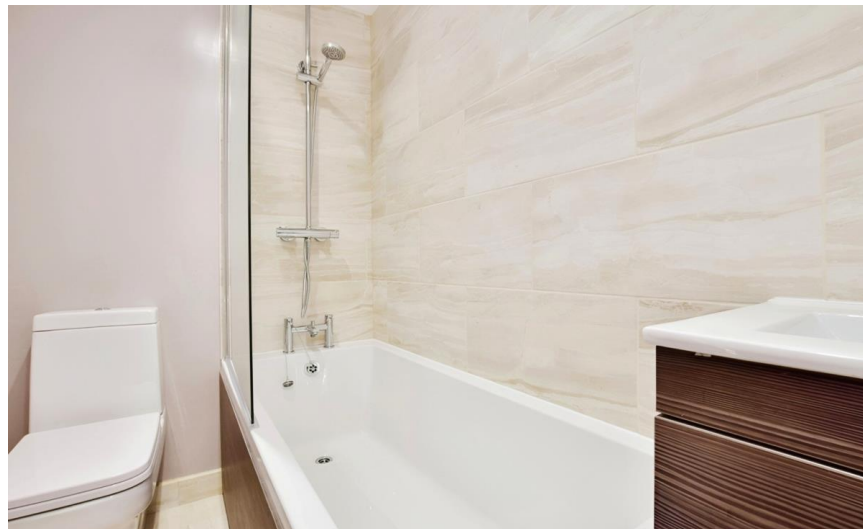


Available 09/03/24

Garden Road  
Tunbridge Wells TN1

*Wards*

Helping you move forwards



## Main Features

- Nicely presented throughout
- Modern bathroom & en-suite
- Private garden
- Pets with discretion
- Superb location
- Available soon

## Accommodation

**Lounge/Diner** 4.78m x 4.68m  
**Kitchen** 4.63m x 1.73m  
**Bedroom 1** 4.65m x 3.00m  
**En-suite shower room** 1.86m x 1.40m  
**Bedroom 2** 3.69m x 2.92m  
**Bathroom** 2.16m x 1.42m  
**Garden**  
**On street permit parking**



**Deposit required is £1,615.38**  
**Tunbridge Wells District - Council Tax Band Tax Band B**

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.wardsofkent.co.uk/renting/tenancy-fees-individuals/](http://www.wardsofkent.co.uk/renting/tenancy-fees-individuals/)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

**Call Tonbridge 01732 770833 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

IMPORTANT INFORMATION: Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Wards, 2015. Wards is a trading name of Arun Estates Limited Registered in England No. 2597969





## Floor Plan

Total floor area 62.9 m<sup>2</sup> (677 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox