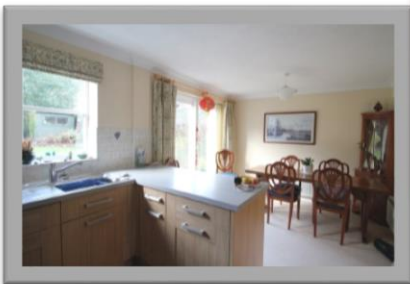




TEL 01580 715400

lettings@harpersandhurlingham.com



### 48 JOYCE CLOSE CRANBROOK

- Delightful Detached Family Home
- Two Further Bedrooms, Family Bathroom
- Sitting Room with Bay Window
- Pretty Enclosed Gardens with Terrace
- Kitchen/Dining Room
- Garage and Off Road Parking
- Master Bedroom with Ensuite
- Cranbrook School Catchment Area

Available end March 2017. This delightful detached property is situated in a sought-after location within walking distance of the town centre of Cranbrook. The accommodation consists of a double aspect sitting room with a bay window, an open plan kitchen/dining room with doors opening to the garden and a cloakroom on the ground floor with a master bedroom with ensuite shower room, two further bedrooms and a family bathroom on the first floor. Outside the pretty enclosed gardens are laid to lawn with a paved terrace and a separate elevated terrace. The lawn is bordered with well stocked sculpted flower beds. There is a garden store within the garden. A gate leads to the front garden which again is laid to lawn with an area of textured flower beds. There is a garage and off road parking.

Utilities: Mains electricity, gas, water and drainage. Tunbridge Wells Borough Council - Council Tax Band E

**£1,350 Per Calendar Month**

## Letting fees information

The asking rent does not include letting fees. Depending on your circumstances and the property you select, the letting agent may also apply the following upfront fees:

1. general administration fees of £250 inclusive of VAT, this covers costs of referencing and drawing up of tenancy agreement
2. An admin fee £90 inclusive of VAT for the drawing up of tenancy extensions
3. Check-out inventory fees at the end of the tenancy
4. Guarantor arrangement/application fees
5. Pets disclaimer fees/additional pet deposit

Fees may be charged on a per person, or per property, basis and will vary from agent to agent, so confirm before viewing.