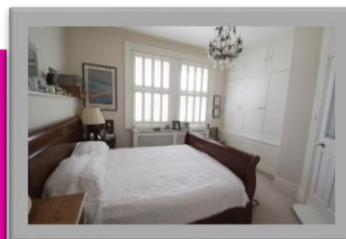
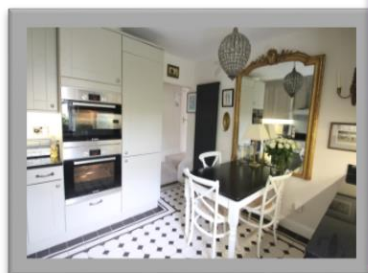




**TEL 01580 715400**

**lettings@harpersandhurlingham.co**



## **FLAT A, 55 FRANT RD TUNBRIDGE WELLS, KENT**

- Refurbished Apartment
- Ensuite Bathroom and Shower
- Sitting Room/Dining Room
- Shower Room, WC
- Designer Fitted Kitchen/Break
- ORP, Use of Cellar Storage Space
- Spacious Master Bedroom
- Walking Distance to MLS

**AVAILABLE END AUGUST 2017** This stunning apartment is situated on the first floor of a beautiful Victorian building overlooking large communal gardens to the rear. The accommodation has been refurbished to a high standard throughout, and includes louvred shutters at the windows to the sitting room, kitchen and bedroom, a fully fitted designer kitchen with marble worktops, integrated washing machine, dishwasher, fridge freezer, state of the art electric cooker and double oven. The shower room is a delight with walk-in shower and heated floor. The light filled spacious bedroom has an en suite bathroom with shower.

Utilities: Mains Electricity, Gas, Water and Drainage. Underfloor heating En suite and Shower Room. Wooden Shutters. Council Tax Band C (TWBC). No pets.

Directions: From our office in Cranbrook, turn right in to Stone Street and proceed out of Town to the Wilsley Pound Roundabout. Take the first exit marked Goudhurst. Continue along this road through Goudhurst to the next roundabout. Take the first exit to Hastings at the next roundabout take the second exit to Bells Yew Green and Wadhurst. Continue on this road passing through Bells Yew Green and several cross roads, eventually the road ends in a 'T' junction, turn right, after passing Birling Drive on the right, No. 55 is the second drive on the right. There is an H&H TO LET board outside. Sat Nav TN2 5LE

**£995 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 (non refundable), 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.