



£1,550 Per month

111 Pembury Road, Tonbridge, Kent, TN9 2JL

## PROPERTY DESCRIPTION

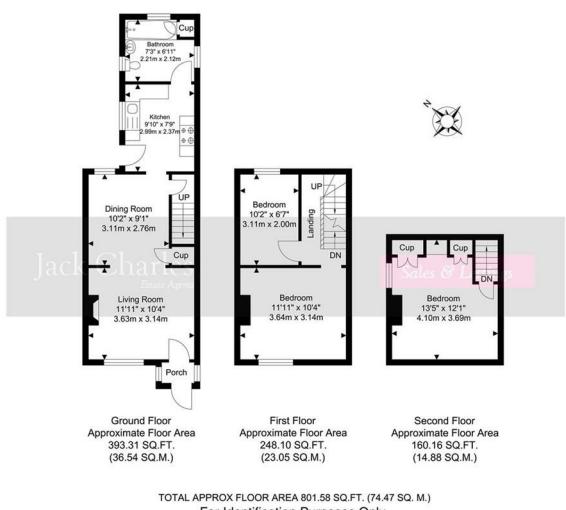
Jack Charles is delighted to offer this fantastic three bedroom end of terrace home, on a short term let and part furnished for £1,550pcm, in the South of the town. It is smartly fenced and gated from the street this property is accessed via a porch, opening into the main Living room, with smart shutter blinds, polished floorboards, and modern gas fireplace, leading onto the Dining Room and beyond that to a modern Kitchen and into a bright and spacious Bathroom to the rear of the property. On the first floor there are two bedrooms, one double bedroom with shutter blinds and a feature brick fireplace, and a smaller bedroom / study at the front of the property. The second floor has a stunning double bedroom with generous built-in wardrobe space. Externally and to the rear of the property there is a raised decking area to the side and rear of the property and then a lower level with gravelled finish, further space for outdoor entertaining.. Please view at the earliest opportunity to avoid disappointment. Available Immediately

## TONBRIDGE

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers a full scale of education from Nursery to College and includes Grammar & Private schools such as the world-renowned Tonbridge School. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

## REFERENCING & CREDIT CHECK

All Applicants will need to be approved by the Landlord before they go through Referencing and Credit Check. A holding deposit will be required equivalent to one weeks rent, or £250, whichever is the lower amount to proceed. Rent must be paid one month in advance and the final Deposit will be the equivalent of 5 weeks rent.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	