



## 24A, Ashley Gardens, Tunbridge Wells, Kent, TN4 8TU

A spacious top floor two bedroom flat, fresh to the market! Offering a front facing living/dining room, kitchen with space for white goods, one large double bedroom, a further large single bedroom and shower room. The property has been newly painted and re floored throughout. You have the added bonus of a shared garden to the rear of the flat and on street parking to the front of the property. Positioned in the heart of Rusthall village which offers a variety of local amenities as well as great bus links to the local town of Tunbridge Wells, just under a mile away.

- Spacious Two Bedroom Flat
- Shared Rear Garden
- On Street Parking
- EPC C
- Re Decorated Throughout
- New Flooring Throughout
- Large Shower room
- Council Tax Band B

**Monthly Rental Of £790 pcm**



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**01732 350 503**

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## **VIEWINGS**

By appointment only via Bracketts - 01732 350 503

### **IMPORTANT NOTICE REGARDING FEES**

As part of the application process you will be required to pay an administration fee to cover the cost of referencing and tenancy administration. This fee is £120 + VAT per applicant. For clarification, 'applicant' refers to all those over the age of 18 no longer in full time education and who will be listed as tenants on the tenancy agreement. For this property you will be required to pay:

**1 month's rent in advance: £800.00**

**A security deposit equivalent to 5 weeks rent:  
£923.00**

**A checkout fee of: £108.00**

All fees are subject to change depending on individual circumstances. For further information please ask a member of staff who will be pleased to help you.

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.