



philip INDEPENDENT
ESTATE
AGENT
Jarvis

The Annexe, Dickley Wood Ashford Road, Harrietsham, Maidstone, Kent. ME17 1BJ.

£1,400 pcm



Property Summary

"What I really like is the tucked away position of this annexe, yet it is so well positioned for the M20 and Harrietsham". - Philip Jarvis, Director.

Available to the rental market is this superb two bedroom attached two storey annexe found in a secluded location on the outskirts of Harrietsham. The property comes with the added benefit of all utilities being included in the monthly rent.

The property consists of an entrance area leading directly to the kitchen. There is a well proportioned open plan lounge/diner, double bedroom and bathroom with a separate inner hall/utility area. To the first floor there is an 'L' shaped second double bedroom.

Externally to the rear there is a courtyard, and to the front is access to a shingled parking area.

Arrange a viewing now to avoid disappointment.

Features

- Two Bedroom Annexe
- Large Lounge Area
- All Utilities Included
- Secluded Location
- EPC Rating: D
- Parking
- Private Courtyard Garden
- Well Presented Throughout
- Council Tax Band: C

Ground Floor

Front Door To

Kitchen

14' 7" x 5' 4" (4.436m x 1.623m) Double glazed window to front. Double glazed window to rear. Double glazed door to rear. Range of base and wall units. Sink and drainer. Integrated electric oven and electric hob. Slimline dishwasher. Radiator.

Utility Area

Base and wall units. Localised tiling. Space for washing machine.

Lounge/Dining Room

24' 5" x 15' 4" max into stairwell (7.441m x 4.674m) Two double glazed windows to front. Two double glazed windows to rear. Three radiators. Electric fireplace with surround. Stairs to first floor with cupboard underneath.

Bedroom One

13' 2" x 12' 10" (4.020m x 3.922m) Double glazed window to side and rear. Radiator.

Bathroom

Double glazed frosted window to front. Radiator. Tiled walls. Suite comprising of low level WC, wash hand basin and panelled bath with shower and retractable glass screen. Cupboard housing gas boiler. Extractor.

First Floor

Bedroom Two

17' 1" x 16' 7" narrowing (5.202m x 5.042m) 'L' shaped room. Double glazed window to side. Double glazed window to front. Double glazed Velux window to rear. Radiator. Eaves storage.

Exterior

Parking Area

Shingled parking area for one or two vehicles.

Rear Garden

Courtyard rear garden with concrete and block paved patio area. Side access. Shed to remain.



Tenancy Information
What Fees We Can Ask You To Pay

BEFORE YOU MOVE IN:

•Holding Deposit of £150.00 (which must not equate to more than one weeks' rent) This is to reserve the property. Please note, this will be withheld if any relevant person (including any guarantors) withdraw from the Tenancy, fail a right to rent check, provide materially significant false or misleading information or fail to sign their tenancy agreement (and/or deed of guarantee) within fifteen calendar days (or other deadline for agreement as mutually agreed in writing).

•Security Deposit of five weeks' rent. This covers damages or defaults on the part of the Tenant during the Tenancy.

DURING YOUR TENANCY:

• Unpaid rent: Interest at 3% above the Bank of England Base Rate from rent due date until paid in order to pursue non payment of rent. Please note: This will not be levied until the rent is more than fourteen days in arrears.

• Lost keys or other security devices: Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the Tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc.VAT) for the time taken replacing lost key(s) or other security device(s).

• Variation of contract (Tenant's request): £50.00 (inc.VAT) per agreed variation. To cover the costs associated with taking Landlord's instructions as well as the preparation and execution of new legal documents.

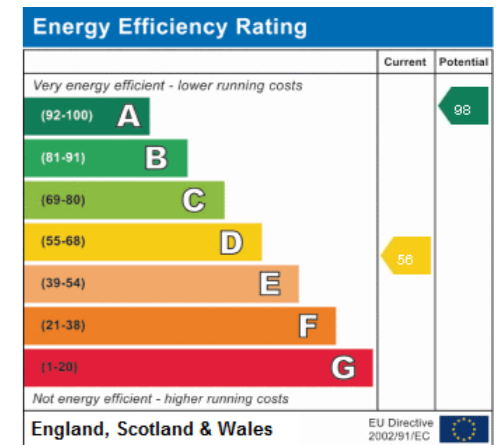
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution of new legal documents.

• Early termination (Tenant's request): Should the Tenant wish to leave their contract early, they shall be liable to the Landlord's costs in re-letting the Property as well as all rent due under the Tenancy until the start date of the replacement Tenancy. These costs will be no more than the maximum amount of rent outstanding on the Tenancy.

FURTHER INFORMATION:

• Philip Jarvis Estate Agent Ltd is a member of The Property Ombudsman Redress Scheme. www.tpos.co.uk

• Philip Jarvis Estate Agent Ltd is part of the PropertyMark Client Money Protection Scheme. Scheme reference: C0014138.



Viewing Strictly By Appointment With



Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.