



**philip
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INDEPENDENT
ESTATE
AGENT

4 Millside Cottages, Lenham Heath Road, Lenham Heath, Maidstone, Kent.

ME17 2FN.

£875 pcm



Property Summary

"These one bedroom cottages are deceptively large and so well presented, on a quiet rural lane local to Lenham"- Sally Pascoe, Lettings Executive.

Arranged over one level, this cottage offers an open plan kitchen and living area which leads to a large hallway which could easily be used as a study. The bedroom is to the rear of the property, with double doors to a secluded courtyard area. There is a modern shower room, accessed from the hallway.

There is an additional courtyard area to the front of the cottage as well as two parking spaces for the resident.

Lenham Heath is a small village within approximately one mile of Lenham Village itself, which offers a range of amenities and restaurants as well as a train station with services to London and the coast.

Book now to avoid missing out on this popular development.

Features

- One Bedroom Cottage
- Open Plan Living Area
- Rural Location
- Two Parking Spaces
- EPC Rating: D
- Council Tax Band B

Ground Floor

Entrance Door To

Living/Kitchen Area

17' 4" x 14' 4" (5.28m x 4.37m) Double glazed window to front. Range of kitchen units. Stainless steel electric oven and hob with extractor over. Space for washing machine. Space for fridge/freezer. Stainless steel sink and drainer. Downlighting. Two radiators. Carpet. Two steps up to

Hallway/Study

7'5" x 6'9" (2.29m x 2.04m) Carpet. Doors to bathroom and bedroom.

Bedroom

14' 4" x 12' 6" (4.37m x 3.81m) Double glazed doors to rear. Radiator.

Shower Room

White suite of low level WC, vanity hand basin and walk in shower with panelling to all sides. Extractor. Downlighting. Chrome towel rail.

Exterior

Front

There is a courtyard to the front of the property and a further courtyard to the rear.

Parking

Two spaces in front of the property for the resident.

Agents Note

1. There is a no smoking policy on the complex. This includes inside the cottage and also any open spaces.
2. The sewage charge for the cottage is included within the rent.
3. There are to be no commercial or sign written vans at these properties.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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.

