



philip INDEPENDENT
ESTATE AGENT
Jarvis



107 Robins Close, Lenham, Kent. ME17 2LE.

£950 pcm

Property Summary

"These flats in Robins Close are so well positioned. They are found within walking of the village centre and railway station". - Philip Jarvis, Director.

A well presented two bedroom top floor flat found within the popular village of Lenham.

The flat is well presented and includes a fully fitted kitchen/breakfast room with integrated appliances plus a washing machine, 14'6" living room and two double bedrooms. Added to this there is double glazing and gas central heating.

The village centre and local railway station are both within walking distance.

An internal viewing comes recommended to appreciate all the flat has to offer.



Features

- Two Bedroom Top Floor Flat
- 14'6" Living Room
- Walking Distance Of Village & Station
- Energy Efficiency Rating C
- Fitted Kitchen With Appliances
- Two Double Bedrooms
- Double Glazing & Gas Central Heating
- Council Tax Band B

Stairs To Second Floor

Entrance Door To

Hall

Intercom with access to the communal front door.
Radiator.

Living Room

14' 6" x 10' 8" (4.42m x 3.25m) Double glazed window to front. Radiator. Laminate floor.
Television and telephone point.

Kitchen

10' 6" x 9' (3.20m x 2.74m) Double glazed window to front. Range of contemporary base and wall units. Stainless steel oven and ceramic hob with stainless steel extractor hood over. Integrated fridge and freezer. Free standing washing machine. Stainless steel 1 1/2 bowl sink unit mosaic wall tiling. Laminate tiled floor. Pull down breakfast table.

Bedroom One

13' 9" x 10' 5" (4.19m x 3.18m) Double glazed window to rear. Radiator.

Bedroom Two

10' 5" x 9' 9" (3.18m x 2.97m) Double glazed window to rear. Radiator.

Bathroom

Double glazed frosted window to side. White suite of low level wc, pedestal hand basin and panelled bath with Triton T80 XR shower unit. Chrome towel rail. Dimplex wall heater. Extractor.

Exterior

Garden

There is use of the communal gardens.

Agents Note

The internal photographs are photos taken approximately two years ago when we last rented out the property.



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.

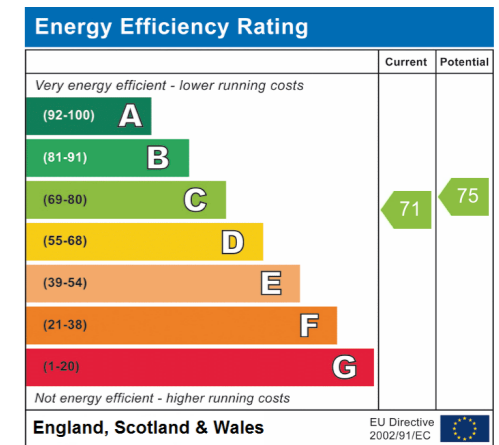
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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



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.



Viewing Strictly By Appointment With