



philip INDEPENDENT  
ESTATE AGENT  
Jarvis



**353a Willington Street, Maidstone, Kent. ME15 8HL.**

**£1,150 pcm**

## Property Summary

"I think this is a great maisonette and so well positioned for both the town and motorway".  
- Matthew Gilbert, Branch Partner.

Available to rent is this two bedroom first floor property located along Willington Street within Maidstone.

This smart home is arranged to include an entrance hall, kitchen, L shaped lounge, bathroom and two bedrooms.

Externally there is a parking space and a detached single garage.

Please book a viewing to avoid disappointment.

## Features

- Two Bedroom First Floor Maisonette
- Double Glazed & Gas Central Heating
- Popular Residential Area
- Council Tax Band B
- Parking & Garage
- Available Now
- EPC Rating: TBC

## **Ground Floor**

### **Front Door To**

### **Stairs To**

### **Hall**

Double glazed obscured window to front. Radiator. BT point. Thermostat. Cupboard with shelving. Hatch to loft access.

### **Kitchen**

9' 10" x 7' 5" (3.000m x 2.255m) Double glazed window to front. Double glazed window to side. Range of base and wall units. Sink and drainer. Space for electric cooker with extractor over. Space for washing machine. Cupboard housing gas boiler. Radiator. Localised tiling. Cupboard housing electric meter and consumer unit.

### **Lounge**

14' 8" x 12' 11" (4.472m x 3.931m) L shaped lounge. Two double glazed windows to side. Radiator. Decorative feature fireplace.

## **Bedroom One**

10' 7" x 9' 2" (3.216m x 2.783m) Double glazed window to side. Radiator.

## **Bedroom Two**

10' 3" x 9' 2" (3.121m x 2.790m) Double glazed window to front. Double glazed window to side. Radiator.

## **Bathroom**

Double glazed obscured window to side. Suite comprising of low level WC, wash hand basin and panelled bath with shower attachment. Localised tiling. Towel rail.

## **Exterior**

### **Front**

Concrete footpath leading to front door.

### **Parking**

Driveway for one vehicle.



**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](http://www.tpos.co.uk)

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

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**

naea

propertymark

arla

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