



**Palace Gallery | Market Place |
Charing | Ashford | TN27 0LR**
| £850 PCM

- Charming Detached One Bedroom Cottage
- Situated In The Centre Of The Village
- Let Fully Furnished
- Many Character Features
- Open Plan Living/Kitchen Area
- Double Bedroom & Bathroom
- Mezzanine Area With Single Bed For Occasional Use
- Council Tax Band: C

Palace Gallery is a most charming one bedroom detached cottage found in the very heart of Charing village. Believed to date back to the early 18th century this property boasts a wealth of character features and is within walking distance of many of Charing's amenities.

The accommodation is arranged in an open plan manner downstairs with a combined living, dining and kitchen area. The kitchen features handmade tulip wood units. Upstairs is the double bedroom and bathroom with corner bath. A set of further stairs leads through to the mezzanine room, an ideal occasional room for guests or for storage. There is an electric heating system via radiators.

Palace Gallery is being let furnished.

Ground Floor

Entrance Door To

Living Room/Kitchen

20' x 12' 9" (6.10m x 3.89m) Two windows to front. Radiator. Television and telephone point. Stairs to first floor. Understairs cupboard. Range of hand built Tulip wood units to one wall to include larder cupboard. Inset single drainer sink unit. Built in fridge/freezer, washing machine. Electric cooker. Laminate floor.

First Floor

Landing

Radiator. Cupboard housing electric heating system. Stairs to mezzanine.

Bedroom

13' 3" x 9' 6" (4.04m x 2.90m) Window to front. Velux window to front. Radiator. Beamed ceiling.

Bathroom

Window to side. White suite of low level wc, pedestal hand basin and panelled corner bath with shower attachment. Heated towel rail. Tiled floor.

Mezzanine

Beamed ceiling. Ideal occasional bedroom or storage area.



Exterior

Parking

There is a public car park found approximately 50 metres from the cottage.

What Fees We Can Ask For:

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.



Misrepresentation Act 1967

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.