



Red Alert
URGENT SERVICE

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philip INDEPENDENT
ESTATE AGENT
Jarvis



37 Sussex Avenue, Ashford, Kent. TN24 8ND.

£975 pcm

Property Summary

"I was so taken by the quality and space of this character ground floor apartment found along Sussex Avenue in Ashford". - Philip Jarvis, Director.

A most attractive bay fronted apartment handily positioned for the town centre and railway station which are both only a walk away.

There is a well proportioned sitting room with exposed floorboards and a study recess area. This leads through to a kitchen/breakfast room and bathroom. To the front of the property is a double bedroom with built in wardrobe cupboards.

A real bonus is the South-West enclosed rear garden with a patio area and small area to lawn.

Being so well positioned I do not see this apartment being available for long so an early viewing comes most recommended.

Features

- One Bedroom Ground Floor Apartment
- Attractive Sitting Room With Exposed Floorboards
- Modern Bathroom
- Extremely Well Presented
- EPC Rating: TBC
- Walking Distance Of Town Centre And Railway Station
- Kitchen/Breakfast Room
- Own Private Rear Garden
- Available From Early January 2025
- Council Tax Band A

Ground Floor

Communal Entrance Door To

Hall

Door to

Sitting Room

13' 5" x 11' 11" plus study area (4.09m x 3.63m) Double glazed sash window to rear. Ornate fireplace (not operational). Understairs cupboard. Radiator. Exposed floorboards. Study area by understairs cupboard. Door to garden.

Kitchen/Breakfast Room

10' 8" x 8' 4" (3.25m x 2.54m) Double glazed window to side. Range of base and wall units. Electric oven. Gas hob. Extractor hood. Stainless steel sink unit. Wall mounted combination boiler. Plumbing for washing machine. Radiator. Space for fridge/freezer.

Bathroom

Double glazed frosted window to side. White suite of low level WC, vanity

hand basin and panelled bath with shower over and glass screen. Towel rail. Part tiling.

Bedroom

12' 11" x 10' 6" (3.94m x 3.20m) Double glazed bay window to front with shower . Triple wardrobe cupboard. Radiator. Picture rail.

Exterior

Rear Garden

Enclosed rear garden. South westerly aspect. Patio area. Small area to lawn. Shrub bed. Outside store.

Agents Note

There is on-street parking via a Resident's Permit with Ashford Borough Council.



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.

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Viewing Strictly By Appointment With

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