



HARDWICKE
HOUSE

philip
INDEPENDENT
ESTATE
AGENT
Jarvis

Flat 1, Hardwick House Pluckley Road, Charing, Ashford, Kent. TN27 0AG.

£1,200 pcm



Property Summary

"The moment I walked into this ground floor apartment I was so impressed by the size, space and character of the property. Added to this it has just been fully refurbished throughout to a really high standard." - Philip Jarvis, Director.

A one bedroom ground floor apartment with its own front door found within walking distance of both Charing village and railway station.

The apartment has just been totally refurbished to include a new bathroom, kitchen, carpets and a total redecoration. The maisonette boasts a wealth of character features and benefits from really well proportioned rooms.

Added to this there is use of the communal gardens laid to lawn and an allocated parking space.

An early viewing comes most recommended.



Features

- Stunning One Bedroom Ground Floor Apartment
- 17ft Sitting Room With Feature Bay Window
- Use of Communal Gardens
- Walking Distance of Railway Station
- EPC Rating: D
- Refurbished Throughout
- Brand New Bathroom
- Allocated Parking Space
- Available Now
- Council Tax Band B



Ground Floor

Entrance Door To

Porch

Windows to front and both sides. Shelving. Door to

Entrance Hall

Radiator. Laminate flooring.

Sitting Room

17' 9" x 13' 0" plus recesses (5.41m x 3.96m) Feature double glazed bay window to side and feature corner double glazed window to front. Decorative fireplace. Radiator. Fitted carpet. Shelving.

Kitchen/Breakfast Room

12' 2" max x 11' 1" (3.71m x 3.38m) Sash window to front. Brand new kitchen comprising of fitted base and wall units. White one and a half bowl sink unit. Electric oven and hob with extractor over. Washing machine. Slimline dishwasher. Useful storage cupboard. Radiator. Shelving. Wood flooring.

Bedroom

Double glazed sash window to side. Radiator. New carpet.

Bathroom

Brand new suite of white low level WC with conventional cistern and flush vanity hand basin. Offset panelled bath with shower attachment. Part tiled walls. Tiled floor. White towel rail. Extractor. Downlighting.

Exterior

Gardens

There is use of the communal gardens which are found to one side of Hardwick House.

Parking

There is one allocated parking space to the front of the building.

Agents Note

1. All main services are connected to the property.
2. The wardrobes in the bedroom can remain if the Tenant requires them.
3. The white goods in the kitchen are for the use of the Tenants but come with no warranty. If they break they will be removed but not replaced.



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.

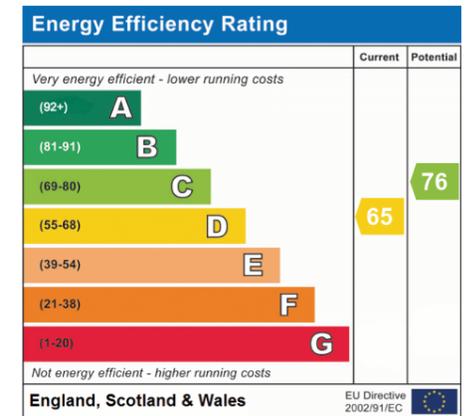
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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