



Cut Above 01622 89064 Est. 1987

Cut Above
HAIRDRESSING SALON
Tel: 01622 89064

65

Cut Above

Cut Above

Cut Above
01622 89064

WE'RE HIRING

Full time Hair
stylist required

philip INDEPENDENT
ESTATE
AGENT
Jarvis



63 High Street, Headcorn, Kent. TN27 9QA.

£1,325 pcm

Property Summary

"The effort the Landlords have gone to with this property is amazing, creating a stunning and spacious maisonette over two floors". Philip Jarvis, Director.

This three bedroom maisonette has been refurbished to a particularly high standard and really needs to be viewed in order to be appreciated.

On the ground floor there is a large open plan living area, leading through to a kitchen/diner with two lantern windows and bifolds onto the courtyard. The fitted kitchen come with appliances.

Upstairs the master bedroom boasts a dressing room and ensuite shower room and there are two further bedrooms all with sash windows. There is also a large bathroom.

Outside to the rear is an attractive courtyard.

Found in the centre of Headcorn, the property is particularly well positioned for the railway station, with excellent access to London. The country town of Maidstone is approximately ten miles away.

Features

- Three Bedroom Maisonette Over Two Floors
- Refurbished To A High Standard Throughout
- Ensuite & Dressing Room To Bedroom One
- Bifolds Onto Attractive Courtyard Garden
- Central Location Minutes From Station
- Council Tax Band A
- Open Plan Living/Kitchen Area
- Three Double Bedrooms
- Large Bathroom
- New Carpets & Flooring
- EPC Rating C

Entrance Door To

Hall

Stairs to first floor. Radiator. Meter cupboard.

Open Plan Living/Kitchen

Living Area

15' 0" x 11' 4" (4.57m x 3.45m) . Radiator. Downlighting. Vinyl tiled floor. Leads through to;

Kitchen/Dining Area

15' 0" max x 11' 2" (4.57m x 3.40m). Double glazed bifolds to rear. Two feature roof lanterns. Range of brand new base and wall units. Black inset 1 1/2 bowl sink unit. Zanussi electric oven and Zanussi induction hob. Stainless steel extractor hood. Hotpoint dishwasher. HiSense washing machine. Bosch fridge/freezer. Downlighting. Radiator. Vinyl tiled flooring.

First Floor

Landing

Double glazed sash window to side. Two small cupboards.

Bedroom One

14' 10" x 13' 6" (4.52m x 4.11m). Double glazed sash window to front. Radiator. New carpet. Leading through to;

Dressing Area

7' 5" x 5' 0" (2.26m x 1.52m). Door to;

Ensuite

Double glazed frosted window to rear. Brand new suite of white concealed low level WC and rectangular vanity hand basin. Fully tiled corner shower unit. Extractor. Chrome towel rail. Downlighting.

Bedroom Two

11' 4" max x 10' 2" plus bay (3.45m x 3.10m). Double glazed sash bay window to front. Radiator. New carpet.

Bedroom Three

9' 3" x 9' 0" (2.82m x 2.74m). Double glazed sash window to side. Radiator. Central heating boiler. New carpet.

Bathroom

11' 2" x 8' 0" (3.40m x 2.44m). Double glazed frosted window to rear. Brand new suite of concealed low level WC. Rectangular hand basin and corner bath with shower attachment. Lighting. Extractor. Access to loft. Radiator.

Exterior

Rear Courtyard

Attractive rear enclosed courtyard with patio area.



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.

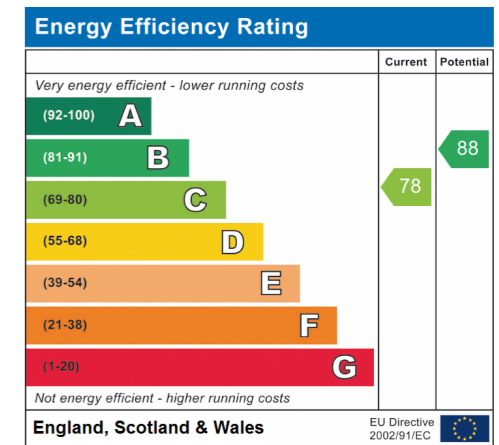
• Early termination (Tenant's request): Should the Tenant wish to leave their contract early, they shall be liable to the Landlord's costs in re-letting the Property as well as all rent due under the Tenancy until the start date of the replacement Tenancy. These costs will be no more than the maximum 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

