



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing Strictly By Appointment With



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 is included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.



2 Gladstone Road, Penenden Heath, Maidstone, Kent. ME14 2AU.

£1,150 pcm



Property Summary

"I really like this cottage. So well positioned for Maidstone town centre and a separate upstairs bathroom".- Philip Jarvis, Director.

A two bedroom terraced property found within an ever popular street in Maidstone.

The accommodation is arranged with a sitting room, fitted kitchen and a small dining area overlooking the garden.

Upstairs there are two double bedrooms, a separate bathroom and a most useful attic room.

Added to this there is double glazing, gas central heating and rear garden with a sunny aspect laid mainly to lawn. Maidstone town centre is within easy access.

The property will be ready in July 2024.

Features

- Two Bedroom Terraced House
- Fitted Kitchen
- Useful Attic Room
- EPC Rating: E
- Sitting Room & Small Dining Area
- Upstairs Separate Bathroom
- Double Glazing & Gas Central Heating

Ground Floor

Sitting Room

13' 2" x 11' (4.01m x 3.35m) Double glazed window to front. Radiator. Stairs to first floor.

Kitchen

10' 5" x 11' (3.18m x 3.35m) Double glazed window to rear. Range of base and wall units. Stainless steel sink unit. Wall mounted Worcester boiler. Gas cooker. Fridge/freezer. Washing machine. Radiator. Understairs cupboard. Leads through to:

Dining Area

8' 10" x 5' 7" (2.69m x 1.70m) Double glazed window to side. Double glazed doors to garden. Radiator. Laminate floor.

First Floor

Bedroom One

11' x 10' 6" (3.35m x 3.20m) Double glazed window to front. Radiator. Two wardrobe cupboards.

Bedroom Two

10' 6" x 7' 6" (3.20m x 2.29m) Double glazed window to rear. Radiator. Door to attic room.

Bathroom

Double glazed window to rear. White suite of low level, pedestal and basin and panelled bath with shower attachment. Radiator. Part tiled walls.

Attic Room

(Staircase from bedroom two) Useful attic room.

Exterior

Rear Garden

Patio area. Laid to lawn.