



philip INDEPENDENT  
ESTATE AGENT  
jarvis



## 11 Millside Cottages, Lenham Heath Road, Maidstone, Kent. ME17 2FN.

£950 pcm

### Property Summary

"I was so impressed by these one bedroom cottages found in Lenham Heath. Presented to a high standard and ready to move into". - Philip Jarvis, Director.

Book now to view this one bedroom contemporary cottage arranged over one level. The conversion of this row of former farm buildings was completed in late 2022.

This cottage is arranged with an open plan living area with both a kitchen and dining area. There is also a double bedroom and shower room. There is also underfloor heating.

Outside there is a most pleasant patio garden area and there will be a parking space for each Tenant within the complex of cottages.

Well positioned in rural Lenham Heath, the larger villages of Lenham and Charing are only a short drive and offer a wide range of amenities to include shops and railway stations with access to London.

### Features

- One Bedroom Contemporary Cottage
- Fitted Kitchen Area
- Shower Room
- Patio Garden & Parking Space
- EPC Rating: C
- Open Plan Living Area
- Rural Location
- Underfloor Heating
- Double Bedroom With Built in Wardrobes
- Council Tax Band B

## **Ground Floor**

### **Entrance Door To**

### **Open Plan Living/Kitchen Area**

21' 0" x 14' 8" max (6.40m x 4.47m) Double glazed patio doors to front. Vinyl plank flooring. Underfloor heating. Downlighting. Range of contemporary base and wall units. Stainless steel electric oven with electric hob and extractor over. Space for fridge/freezer. Plumbing for washing machine. Stainless steel sink unit.

### **Bedroom**

12' 0" x 10' 0" (3.66m x 3.05m) Double glazed window to rear. Double wardrobe cupboard. Vinyl plank flooring. Underfloor heating. Airing cupboard.

### **Shower Room**

White suite of concealed low level WC and vanity hand basin. Walk in shower with panelled walls. Downlighting. Extractor. Vinyl plank flooring. Underfloor heating.

## **Exterior**

### **Exterior**

Partially covered patio area to front leading to picket fence and gate. Outside storage shed.

### **Parking**

There is a parking space to the front of the property with one space per Tenant.

### **Agents Note**

1. There is a no smoking policy on the complex. This includes inside the cottages and also any open spaces.
2. The sewage charge for the cottage is included within the rental figure.
3. There are no commercial vehicles or sign written vans.
4. These pictures were taken in March 2023 before the current tenant moved in.



**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.

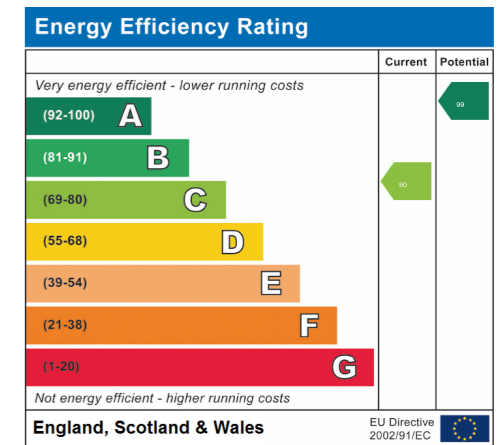
- Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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

- Philip Jarvis Estate Agent Ltd is part of the PropertyMark Client Money Protection Scheme. Scheme reference: C0014138.<br/>



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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