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INDEPENDENT
ESTATE
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jarvis



51 Billington Grove, Willesborough, Ashford, Kent. TN24 0FY.

£1,150 pcm

Property Summary

"As soon as I entered this flat I was so impressed by the space, light and presentation on offer. An early viewing comes recommended and the flat is ready to move into." - Sally Pascoe, Sales & Lettings Executive.

A two bedroom first floor flat found in a popular area of Willesborough. The flat is particularly well presented with a well proportioned living room/diner with Juliet balcony and a separate well fitted kitchen to the rear.

The master bedroom boasts fitted wardrobes and an ensuite shower room and there is a second bedroom and bathroom.

There is a residents parking area to the rear.

Well positioned in a popular area of Willesborough the town centre and railway station area within easy access. The M20 motorway is only a short drive in the car.

Features

- Attractive Two Bedroom First Floor Flat
- Well Fitted Kitchen
- Well Presented Throughout
- Double Glazing & Gas Central Heating
- EPC Rating: B
- Living Room/Diner With Juliet Balcony
- Master Bedroom With Ensuite Shower Room
- Popular Location
- Residents Parking Area
- Council Tax Band B

First Floor

Entrance Door To Hall

Double glazed window to rear. Intercom. Storage cupboard. Further cupboard with plumbing for washing machine. Wood effect plank flooring.

Living Room/Diner

18' 8" x 9' 10" (5.69m x 3.00m) Double glazed door to Juliet balcony with full length window to side. Double glazed window to side. Two radiators. Wood effect plank flooring. Downlighting. Door to

Kitchen

9' 10" x 6' 0" (3.00m x 1.83m) Double glazed window to rear. Range of modern base and wall units. Electrolux electric oven and Neff induction electric hob with extractor over. Integrated fridge/freezer. Integrated slimline dishwasher. Cupboard housing glow worm boiler. Under floor and under unit lighting. Tiled floor. Stainless steel one and a half bowl sink unit. Radiator. Part tiling.

Bedroom One

15' 2" x 8' 8" (4.62m x 2.64m) Double glazed window to front. Built in wardrobe cupboards and bedside tables. Radiator. Door to

Ensuite Shower Room

Suite of concealed low level vanity hand basin and fully tiled shower cubicle. White towel rail. Tiled floor. Built in cupboards. Extractor.

Bedroom Two

15' 2" into doorwell 11' 2" x 6' 11" (3.40m x 2.11m) Double glazed window to front. Radiator. Single wardrobe with built in desk to side. Built in bedside shelving.

Bathroom

Double glazed frosted window to rear. White suite of low level WC, vanity hand basin and panelled bath with separate shower unit and screen. Part tiled walls. Radiator. Downlighting. Extractor.

Exterior

Parking

There is a residents parking area to the rear of the building.



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.

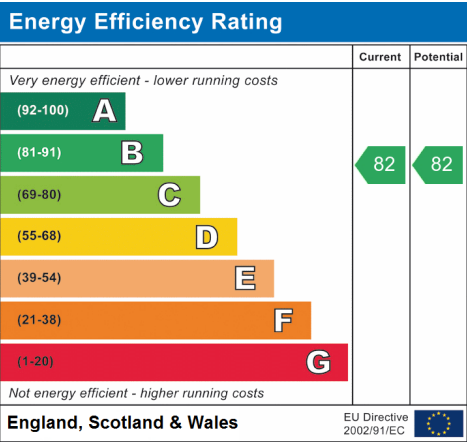
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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



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

