



philip INDEPENDENT
ESTATE AGENT
Jarvis



Uplands Annexe, Hogbarn Lane, Harrietsham, Kent. ME17 1NZ.

£900 pcm

Property Summary

"I really like the location of this annexe. Tucked away in a true rural location". - Philip Jarvis, Director.

A one bedroom ground floor annexe located just outside Harrietsham along Hogbarn Lane. Ready to move into this November this annexe is arranged on one level.

There is a living room and sun lounge along with a separate kitchen, bedroom and shower room. There is a small courtyard area to the rear and a parking space.

If you are looking for a rural location, this could be the one for you.

The annexe is found just outside the village of Harrietsham lying within the Kent Downs National Landscape area. Harrietsham itself has two shops and a railway station. The larger village of Lenham is nearby and there is good access to the M20 motorway at junction 8 near Leeds Castle.

Features

- One Bedroom Ground Floor Annexe
- Bedroom & Shower Room
- Parking Space
- Available November 2024
- EPC Rating: TBC
- Living Room & Sun Lounge
- Small Courtyard Area
- Rural Location
- Viewing Recommended
- Council Tax Band B

Ground Floor

Entrance Door To

Kitchen

13' 10" max x 7' 11" max (4.22m x 2.41m) Double glazed window to front. Range of base and wall units. Stainless steel one and a half bowl sink unit. Electric oven and hob. Plumbing for washing machine. Space for fridge/freezer. Wall heater.

Inner Lobby

Doors to

Living Room

14' 2" x 14' 0" (4.32m x 4.27m) Double glazed window to side. Double glazed door to sun lounge. Panel heater. Decorative fireplace.

Sun Lounge

13' 0" x 8' 10" (3.96m x 2.69m) Double glazed windows to sides and rear. Double glazed doors to small patio area.

Bedroom One

11' 0" x 10' 2" (3.35m x 3.10m) Double glazed window to side. Panel heater. Airing cupboard.

Shower Room

Double glazed frosted window to side. White low level WC, pedestal hand basin and shower cubicle. Chrome towel rail. Tiled walls. Extractor.

Exterior

Courtyard

Small fenced courtyard area.

Parking

There is a parking space found to the front of the property.

Agents Note

1. The Landlords live in the property attached to Uplands Annexe.
2. Water charges coming into the property and sewage charge leaving the property are included in the rental figure.



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