



philip INDEPENDENT
ESTATE AGENT
Jarvis

WOODCOCKS



Top Floor Flat 7b Station Road, Headcorn, Kent. TN27 9SB.

£900 pcm

Property Summary

"Ready to move straight into is this spacious one bedroom maisonette. What is more the railway station in Headcorn is only a short walk away". - Philip Jarvis, Director.

Available now this maisonette is fully furnished and includes utility bills. It has a modern open plan living/kitchen area and a 16ft by 15ft bedroom with shower room off the bedroom.

There is a small courtyard garden area and parking for one car.

An early viewing comes most recommended to fully appreciate everything on offer.

Features

- Large One Bedroom First Floor Maisonette
- Central Village Location
- Courtyard Area
- Utility Bills Included
- Council Tax Band: N/A
- Fully Furnished
- 16ft by 15ft Bedroom
- One Parking Space
- EPC Rating: C

Ground Floor

Entrance Door To

Cupboard housing tumble dryer. Radiator. Stairs to first floor.

First Floor

Landing

Double glazed window to front. Doors to

Open Living/Kitchen Area

24' 6" into bay x 15' 6" (7.47m x 4.72m) Double glazed window to front. Two double glazed windows to rear. Double glazed bay window to front. Two radiators. Range of modern base and wall units. Stainless steel single bowl sink unit. Stainless steel electric oven. Electric hob and extractor over. Integrated fridge/freezer. Washing machine. Tiled floor to kitchen area. Carpet to living area.

Bedroom

16' 8" x 15' 6" (5.08m x 4.72m) Double glazed window to front. Two double glazed windows to rear. Two radiators. Door to

Shower Room

Double glaze frosted window to rear. White suite of low level WC, pedestal hand basin and fully tiled corner shower cubicle. Chrome towel rail. Downlighting. Extractor.

Exterior

Garden

Small courtyard area rear to the maisonette.

Parking

There is parking for one car near to the maisonette.

Agents Note

1. The rent includes all utility bills.
2. The property is fully furnished.



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.

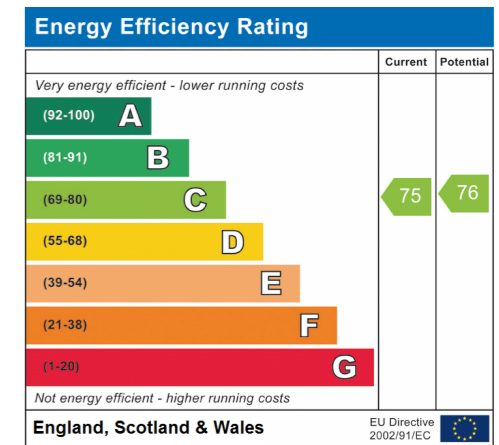
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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