



philip  
INDEPENDENT  
ESTATE  
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## 1 Clock House Rise, Coxheath, Maidstone, Kent. ME17 4GS.

£1,000 pcm

### Property Summary

"The location of this home is fantastic. It will make a great home". Sally Pascoe, Sales & Letting Executive.

Offering to the market this attractive ground floor apartment located in the village of Coxheath.

The accommodation includes an entrance hall, open plan kitchen/living room, double bedroom and bathroom.

Externally there is an allocated parking space and separate visitors bay.

Added to all of this the apartment offers gas central heating.

The property is located within walking distance of village amenities and shops. Maidstone town centre and access to the M20 and also found a short distance away.

Please book a viewing to avoid disappointment.

### Features

- One Bedroom Ground Floor Apartment
- Allocated Parking Space
- EPC Rating: C
- Double Glazing
- Village Location
- Council Tax Band B

## Ground Floor

### Inner Front Door To

### Hallway

Intercom system. Cupboard housing air ventilation system. Consumer unit and gas meter.

### Kitchen/Living Room Area

23' 8" x 10' 6" (7.21m x 3.20m) Double glazed window to side. Range of base and wall units. Stainless steel sink and drainer. Four ring gas hob with extractor over. Electric Bosch oven. Space for washing machine , tall fridge/freezer and wine chiller. Wall mounted gas boiler. Breakfast bar. Two radiators. TV & BT point.

### Bedroom

12' 7" x 10' 1" (3.84m x 3.07m) Double glazed window to side and front. Radiator. TV & BT point. Wall lights. Built in triple wardrobe.

### Bathroom

Double glazed frosted window to front. Suite comprising of low level WC, wash hand basin and panelled bath with shower attachment. Chrome heated towel rail. Localised tiling.

## Exterior

### Front Garden

Paved footpath to communal door. Post boxes. Lawned area. Shrubs and bushes.

### Parking

Allocated parking spaces.





**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/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(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



naea  
propertymark

arla  
propertymark



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.