



philip INDEPENDENT
ESTATE AGENT
Jarvis



25 Harrier Drive, Finberry, Ashford, Kent. TN25 7GR.

£1,300 pcm

Property Summary

"I really like these modern houses. They are so well proportioned and the Finberry Development still proves so popular". - Philip Jarvis, Director.

This two bedroom house was built by Crest Nicholson in 2018. It is a "Brook" design which offers open plan accommodation to include a living and kitchen area. There is also a cloakroom downstairs.

Upstairs there are two double bedrooms plus a large bathroom with separate shower cubicle.

Outside there is an enlarged 30ft westerly facing garden laid to lawn with two patio areas and a shed. There are also two allocated parking space. One of the spaces is with-in a covered cart lodge style garaging.

Well positioned, this popular development is well placed for Ashford town centre. There is also good access to the local railway station and the M20 motorway.

Features

- Two Bedroom 'Brook' Design House
- Enclosed Rear Garden
- Downstairs Bedrooms
- EPC Rating: B
- Fully Fitted Kitchen
- Two Double Bedrooms
- Two Allocated Parking Spaces
- Council Tax Band C

Ground Floor

Entrance Door To:

Lobby

Radiator. Stairs to first floor. Understairs cupboard. Amtico flooring.

Cloakroom

White suite of concealed low level WC. Wall hung hand basin. Radiator. Local tiling.

Living Area

16' max x 13' 8" (4.88m x 4.17m) Double glazed doors to rear with four double glazed side window panels. Two radiators. Amtico flooring. Open plan living space leading through to

Kitchen Area

11' 4" x 6' 3" (3.45m x 1.91m) Double glazed window to front. Stainless steel 1 1/2 bowl sink unit. Range of contemporary base and wall units. Bosch stainless steel electric oven. Bosch four ring gas hob with extractor over. Splash back. Integrated fridge and freezer. Beko washing machine. Recess lighting. Amtico flooring.

First Floor

Landing

Access to loft.

Bedroom One

13' 6" max x 10' 9" (4.11m x 3.28m) Double glazed window to rear. Double wardrobe cupboard. Radiator. TV and telephone point.

Bedroom Two

13' 6" max x 8' 2" (4.11m x 2.49m) Double glazed window to front. Radiator. Cupboard housing boiler.

Bathroom

White suite of concealed low level WC, wall hung hand basin and panelled bath with shower attachment. Fully tiled shower cubicle. Local wall tiling. Tiled floor. Chrome towel rail. Recess lighting. Extractor.

Exterior

Front

Small area to front with border

Rear Garden

Approximately 30ft in length. Laid to lawn with two patio areas. Garden shed. Gate to bottom of garden.

Parking

There are two allocated parking spaces, found to one side of the property. The first space is within the cart lodge. The second space is to the front of it.



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.

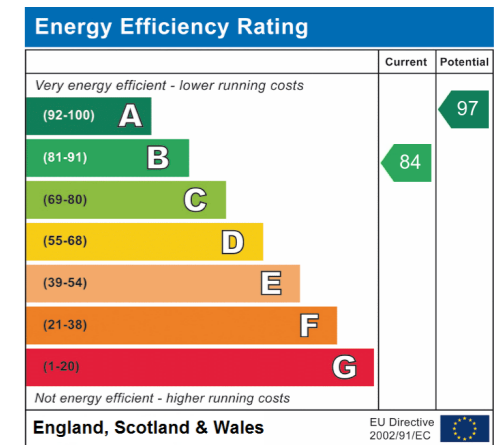
- Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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

