



philip INDEPENDENT  
ESTATE AGENT  
Jarvis





**47 Gladstone Road, Penenden Heath, Kent. ME14 2AU.**

**£1,300 pcm**

## Property Summary

"A really well proportioned two bedroom house found within walking distance of Maidstone town centre". - Philip Jarvis, Director.

A well maintained two bedroom mid terraced house found along Gladstone Road in Maidstone. There is a small lobby leading to a lounge//dining room and modern kitchen downstairs. Upstairs there are two bedroom and separate shower room.

The property has just had new double glazing and been repainted outside. There is also a garden to the rear of the property.

An early viewing comes most recommended to fully appreciate this property.

## Features

- Two Bedroom Mid Terrace House
- Through Lounge/Dining Room
- Two Bedrooms & Separate Shower Room
- Well Maintained
- EPC Rating: D
- Close To Town Centre
- Modern Fitted Kitchen
- Rear Garden
- New Double Glazing
- Council Tax Band B

## **Ground Floor**

### **Front Door To:**

#### **Hall**

Stairs to first floor.

#### **Lounge/Dining Room**

23' 6" x 11' 4" max (7.16m x 3.45m max) Double glazed window to front. Double glazed window to rear. Cupboard housing gas and electric meter. Fuse box. Two radiators. Separate understairs cupboard.

#### **Kitchen**

11' x 6' 10" (3.35m x 2.08m) Double glazed door to side. Double glazed window to rear. Fitted kitchen. Range of wall and base units. Space for washing machine and fridge freezer. Integrated electric oven and hob and stainless steel extractor over. Sink with drainer. Radiator.

## **First Floor**

### **Landing**

Hatch to loft access. Radiator.

#### **Bedroom One**

13' 3" x 8' 9" (4.03m x 2.67m) Double glazed window to front. Radiator. Two built in storage cupboards.

#### **Bedroom Two**

9' 11" x 7' 1" (3.03m x 2.15m) Double glazed window to rear. Radiator.

#### **Shower Room**

Double glazed obscured window to rear. Chrome heated towel rail. Extractor. Suite comprising of low level WC, wash hand basin with vanity unit and shower cubicle. Fully tiled walls. Cupboard housing combination boiler.

### **Exterior**

#### **Rear Garden**

Pathway with steps leading to garden laid to lawn.





**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.

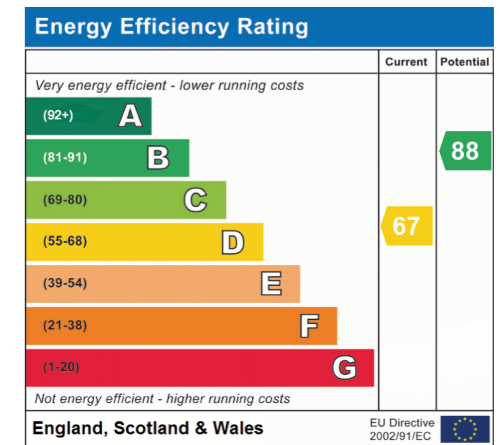
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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



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