



philip
INDEPENDENT
ESTATE
AGENT
Jarvis



The Windmill, Mount Pleasant, Lenham Heath, Kent. ME17 2JA.

£975 pcm

Property Summary

"The views from the balcony of this converted windmill are amazing and the property is sowell positioned for Lenham and the A20". - Philip Jarvis, Director.

A charming one bedroom detached property converted from a former windmill. The property is found in a tucked away position just of Bull Hill in Lenham Heath.

The ground floor consist of a lobby with full length windows to one side, bedroom area and shower room.

Upstairs is the open plan living area with views all over the neighbouring countryside. There is also access to a balcony that enjoys a southerly aspect and open views.

In addition there is a parking space for each Tenant and the property is ready to move into.

Features

- One Bedroom Converted Windmill
- Balcony Off The Living Area
- Rural Location
- Views Over Open Countryside
- Council Tax Band C
- Open Plan Living Area
- Modern Shower Room
- Parking Space
- Available August 2024
- EPC Rating: N/A

Ground Floor

Stable Door To:

Lobby

Double glazed full length windows to one side.

Double glazed window to one side. Tiled floor. Glazed door to:

Bedroom

16' 8" max x 11' 8" max (5.08m x 3.56m). Double glazed window to rear. Tiled floor. Storage cupboard. Further cupboards. Open plan staircase to first floor.

Shower Room

Double glazed window to side. White suite of low level WC. Square wall hung contemporary hand basin. Fully tiled shower cubicle with separate shower unit. Tiled floor.

First Floor

Living Area

16' max x 16' max (4.88m x 4.88m). Double glazed window to rear and both sides. Double glazed door to balcony. Range of base and wall units to one wall. Round bowl stainless steel sink unit. Electric cooker. Fridge. Washing machine. Radiator. Laminate floor. Vaulted ceiling.

Exterior

Exterior Balcony

9' 10" x 7' 8" (3.00m x 2.34m). Decked floor. Glass balcony rail.

Parking

There is a parking space available at Mount Pleasant. There is one space per Tenant.

Agents Notes

1. Water and sewage charges are included with the rental figure.

2. The property measures less than 50 square metres so it is exempt from needing an EPC.



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.

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Viewing Strictly By Appointment With

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