



**philip
jarvis**
INDEPENDENT
ESTATE
AGENT



24 Twyford Court, Maidstone, Kent. ME14 5RX.

£1,150 pcm

Property Summary

"I am always impressed by the sizes of the rooms in these maisonettes. I particularly like this one as it is tucked away close to the nature reserve". - Sally Pascoe, Lettings Executive.

Available from the end of February, this property needs to be viewed to appreciate the space on offer.



There is a lobby area to the entrance, which leads up the stairs to the landing. The modern kitchen overlooks the garden, while the large living/dining room is to the front of the property. There are two double bedrooms, the larger of the two boasting a small balcony area. There is also a large bathroom.

Externally, the property is entered through a private side access area which leads to the private garden.

Vinters Park is a popular area for access to amenities, Maidstone town, train links, schools and access to the M20.

An early viewing is recommended to avoid disappointment.



Features

- Two Bedroom Maisonette
- Garage
- EPC Rating: TBC
- Private Garden
- Quiet Location
- Council Tax Band B

Ground Floor

Entrance Door To

Lobby

Meter cupboard. Stairs to

First Floor

Landing

Kitchen

8'2" x 10'(2.51m x3.05m). Double glazed window to rear. Range of modern units. Oven. Gas hob. Extractor. Space for fridge freezer, space for washing machine. Boiler and filter. Stainless steel sink and drainer.

Living/Dining Room

17'6" x 11'9" (5.38m x 3.64m). Double glazed window to front. Two radiators.

Bedroom One

12'3" x 12'3" (3.75m x 3.77m). Double glazed window to front. Built in cupboard. Radiator. Door to balcony.

Bedroom Two

10'5" x 8' (3.21m x 2.45m). Double glazed window to rear. Built in cupboard. Radiator.

Bathroom

Double glazed window to rear. Suite of low level WC, panelled bath and pedestal hand basin. Electric shower. Storage cupboard.

Exterior

Garden

Side access to patio area and entrance of property. Further private garden area to rear. Washing line.

Parking

Communal parking free of charge.

Garage

Single garage.

Agents Note

1. There is to be no parking in front of the garage.



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.

Viewing Strictly By Appointment With



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.

