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INDEPENDENT  
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## Flat 2, The Old Bakery The Street, Egerton, Ashford, Kent. TN27 9AH.

£975 pcm

### Property Summary

"I love Egerton village, this is a great home for someone wanting semi-rural living". - Sally Pascoe, Sales & Lettings Executive.

Available to the market a ground floor one bedroom maisonette, presented to a high standard within the heart of Egerton village.

The ground floor property consists of a porch area, open plan living space, separate kitchen area and rear hallway leading to the bedroom and ensuite bathroom. New carpets have been laid throughout. There is also a private parking space.

Added to this the property benefits from gas central heating. It is also available partly furnished.

Egerton is a beautiful village located on the edge of the Weald of Kent. Within the village itself there is a primary school, convenience store, church and village hall. For a mainline railway station you can take a short drive to Pluckley which offers a mainline to London Bridge. For a wider range of shops and amenities the larger villages of Lenham, Headcorn and Charing are found only a short distance away. A number of tourist sites are within proximity including Castles and National Trust Sites.

This property offers a great opportunity for an investor, first time buyer or some one looking to downsize. Please organise a viewing as soon as possible to avoid disappointment.

### Features

- One Bedroom Maisonette
- Gas Central Heating
- Well Presented Throughout
- EPC Rating: C
- Blocked Paved Parking
- Village Location
- Part Furnished
- Council Tax Band B

## Ground Floor

### Front Door To

### Porch Area

Radiator. Coat hooks.

### Living Room

12' 4" x 10' 10" (3.76m x 3.30m) Three double glazed windows to front. Radiator. TV point. BT point. Newly fitted carpet. Recess lighting.

### Kitchen

9' 5" x 6' 0" (2.859m x 1.829m) Range of base and wall units. Sink and drainer. Integrated electric electric oven with glass hob. Stainless steel extractor over. Splash back. Localised tiling. Wall mounted gas boiler. Washing machine and tall fridge freezer. Extractor. Recess lighting. Vinyl flooring.

### Inner Hall

Wall mounted thermostat. Storage cupboard with shelving. Newly fitted carpet.

### Bedroom

12' 11" x 11' 7" (3.948m x 3.521m) Double glazed window to side. Radiator. Wall mounted consumer unit. Newly fitted carpet.

### Ensuite Bathroom

Suite comprising of low level WC, wash hand basin and panelled bath with shower attachment with curtain rail. Radiator. Localised tiling. Extractor. Vinyl flooring.

### Exterior

### Parking

Block paved parking space. Outside light.

### Agents Note

Please call the agent regarding the furniture to remain.





**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.

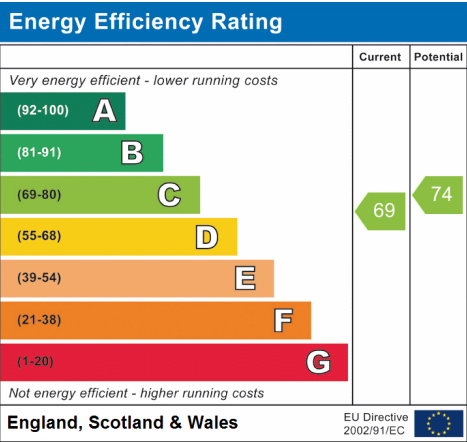
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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



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.

