



philip INDEPENDENT
ESTATE AGENT
Jarvis

13 Millside Cottages, Lenham Heath Road, Lenham Heath, Maidstone, Kent. ME17 2FN.

£1,295 pcm



Property Summary

"I was so impressed by the space in this two bedroom single storey property in Lenham Heath. Presented to a high standard and ready to move straight into". -Philip Jarvis, Director.

A contemporary two bedroom property arranged over one floor. The conversion is a former farm building and was completed in 2022.

There is an open plan living area with double doors onto the courtyard garden. There is a well equipped modern fitted kitchen at the far end of this.

There are two double bedrooms. One has an ensuite shower room and the other bedroom has direct access to the bathroom. The bathroom can also be accessed from the hallway. There is also double glazing and underfloor heating.

Outside there is a most pleasant enclosed courtyard patio area plus a garden to the front. There is parking for two cars found to the front of the property.

Well positioned in rural Lenham Heath, the larger villages of Lenham and Charing are only short drive and offer a wide range of amenities to include shops and railway station with access to London.

Features

- Two Bedroom Cotemporary Property
- Modern Fitted Kitchen with Appliances
- Second Double Room With Direct Access To Bathroom
- Underfloor Heating
- Available July 2024
- Council Tax Band B
- Open Plan Living/Kitchen Area
- Ensuite Shower Room To Bedroom One
- Patio Courtyard Garden
- Rural Location
- EPC Rating: C



Ground Floor

Entrance Door To

Hall

Vinyl plank floor. Airing cupboard. Access to loft. Useful storage area.

Open Plan Living/Kitchen Area

26' 0" x 14' 4" (7.92m x 4.37m) Feature double glazed door to rear with full length double glazed windows to either side. Double glazed window to front. Underfloor heating. Modern range of base and wall units with a white single bowl sink unit. Built in electric oven and microwave. Induction hob with stainless steel extractor over. Integrated fridge/freezer. Integrated washing machine and dishwasher. Downlighting. Vinyl plank floor.

Bedroom One

11' 5" x 11' 4" (3.48m x 3.45m) Double glazed window to front. Underfloor heating. Downlighting. Carpet. Door to

Ensuite Shower Room

White suite of low level WC, vanity wall hung hand basin and fully panelled shower cubicle. Chrome towel rail. Extractor. Downlighting. Vinyl plank floor.

Bedroom Two

Double glazed window to rear. Underfloor heating. Downlighting. Carpets. Door to

Bathroom

The bathroom can be accessed via the bedroom or hallway. White suite of concealed low level WC and vanity hand basin. Panelled bath with separate shower unit. Chrome towel rail. Downlighting. Extractor. Panelling to walls by bath. Vinyl plank floor.

Exterior

Front Garden

Area to lawn with path to front door.

Courtyard Garden

There is a enclosed courtyard found off the open plan living area to the rear of the property.

Parking

There is parking available for two cars to the front of the property.

Agents Note

1. There is a no smoking policy on the complex. This includes both inside and outside the cottages and also any open spaces.
2. The sewage charge for the cottage is included within the rental figure.
3. There are no commercial vehicles or sign written vans on the complex.
4. There are to be no pets at these properties.
5. There is an oil heating system to the property.



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.

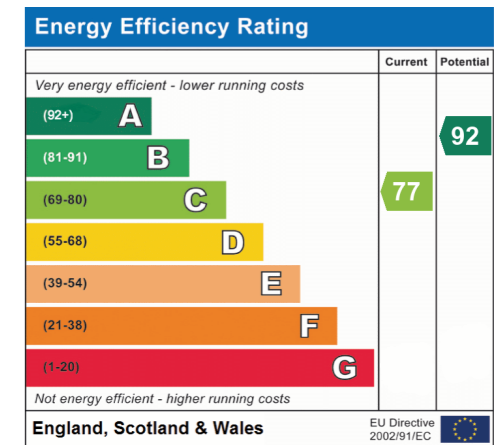
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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