



philip
INDEPENDENT
ESTATE
AGENT
jarvis



The Annex, Kilnwood, Headcorn Road, Sandway, Maidstone, Kent. ME17 2PD.

£1,150 pcm

Property Summary

“I love the rural location of The Annex as well as the two large reception rooms on offer. This will make a wonderful countryside home.” – Sally Pascoe, Sales and Lettings Executive.

Available now is this ground floor annexe situated less than one mile from Lenham square. The property is located at the end of a private driveway which is shared with the neighbouring house, leading to a parking area.

The property is entered through the courtyard garden into the kitchen area. There is then the dining room and living room accessed through the inner hall. The bedroom is to the end of the annexe with the ensuite bathroom also.

Externally there is a courtyard with a decking area. There is also a parking area for one to two cars.

Sandway is a hamlet located on the outskirts of Lenham village which offers a variety of amenities including a train station, convenience stores and several restaurants.



Features

- One Bedroom Ground Floor Annexe
- Bills Included
- Courtyard Garden
- EPC Rating: C
- Close To Lenham Village
- Two Reception Rooms
- Parking
- Council Tax Band TBC

Ground Floor

Kitchen

11' 9" x 9' 7" (3.58m x 2.92m) Double glazed windows to rear. Range of base and wall units. Cooker with hob. Space for washing machine. Space for fridge freezer. Radiator.

Dining Room

13' 0" x 13' 0" (3.96m x 3.96m) Double glazed window to front. Radiator.

Hallway

Leading to

Living Room

12' 9" x 15' 2" (3.89m x 4.62m) Double glazed windows to front and side. Radiator.

Bedroom

11' 4" x 13' 1" (3.45m x 3.99m) Double glazed windows to side and rear. Radiators. Build in cupboard.

Ensuite

Double glazed frosted window to rear. Low level WC. Vanity hand basin. Walk in electric shower. Tiled floor. Heated towel rail.

Exterior

Garden

There is a courtyard garden with a decking area.

Parking

There is a shared driveway for one/two cars.



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.

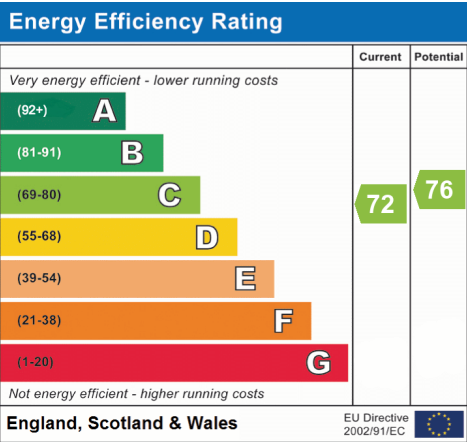
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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

