



philip INDEPENDENT
ESTATE AGENT
Jarvis



Mill Cottage Annexe 88 High Street, Lenham, Kent. ME17 2LA.

£800 pcm

Property Summary

"A tucked away one bedroom property found within walking distance of the centre of the village and railway station"- Philip Jarvis, Director.

The property is available from the end of October 2024.

Downstairs there is an open plan living/kitchen area. The kitchen features an integrated oven and hob along with a fridge/freezer and washing machine. This leads through to the living room area. Upstairs is the 16ft bedroom and shower room.

The utility bills, but not council tax, are included in the rental figure.

Well positioned the village is only a short walk away.

Features

- One Bedroom Conversion Property
- Integrated Fridge, Freezer & Washing Machine
- 16ft Bedroom
- End Of October 2024
- EPC Rating: D
- Open Plan Kitchen/Living Room
- Walking Distance Of Village Centre
- Utility Bills Included
- Shower Room
- Council Tax Band A

GROUND FLOOR

Entrance Door To:

Open Plan Living Room/Kitchen

19' 2" x 8' 6" (5.84m x 2.59m) Double glazed window to front and side. Television point. Stairs to first floor with understairs space. Range of base and wall units. Stainless steel sink unit. Indesit electric oven. Samsung ceramic hob with extractor over. Integrated fridge/freezer. Integrated washing machine. Recess lighting. Tiled floor. Breakfast bar.

FIRST FLOOR

Bedroom

16' 8" x 10' 4" narrowing to 8'0 (5.08m x 3.15m) Double glazed window to side. Four eaves storage cupboards.

Shower Room

White suite of low level wc, pedestal hand basin and shower with shower unit and curtain. Recess lighting. Fully tiled. Extractor.



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.

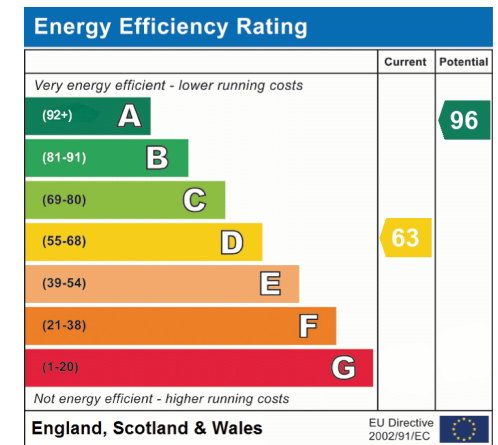
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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

