



philip
INDEPENDENT
ESTATE
AGENT
jarvis



1 Honywood Close, Lenham, Kent. ME17 2BQ.

£995 pcm

Property Summary

"Ready to move straight into is this one bedroom semi detached house tucked away in a small development found in Lenham". - Sally Pascoe, Letting & Sales Executive.

A modern one bedroom semi detached house that offers plenty of living space.

Downstairs there is a living room with patio doors onto the courtyard garden. There is a separate fitted kitchen and cloakroom. Upstairs there is a double bedroom and large shower room.

There is a driveway to one side and an enclosed courtyard garden with garden shed.

Well positioned, local shops and railway station are within easy walking distance.

Features

- One Bedroom Semi Detached House
- Enclosed Garden & Driveway To Front
- Fitted Kitchen
- Central Village Location
- EPC Rating: C
- Downstairs Cloakroom
- Well Presented Property
- Bedroom With Wardrobe Cupboard
- Council Tax Band C

Ground Floor

Entrance Door To

Lobby

Wood effect flooring. Radiator. Door to

Cloakroom

Double glazed frosted window to front. White suite of low level wc and hand basin. Wood effect flooring. Extractor.

Living Room

12' x 11' 4" plus hallway (3.66m x 3.45m) Double glazed patio doors to rear. Full length double glazed window to side. Stairs to first floor. Large and small understairs storage cupboard housing plumbing for washing machine. Wood effect flooring. Radiator. TV point. Television point.

Kitchen

9' 2" x 4' 10" (2.79m x 1.47m) Double glazed window to front. Range of base and wall cupboards. Stainless steel sink unit. Stainless steel electric oven and gas hob with extractor over. Space for fridge/freezer. Wall mounted gas boiler. Wood effect flooring. Radiator.

First Floor

Landing

Double glazed frosted window to front. Overstairs storage cupboard. Fitted carpet. Access to part boarded loft.

Bedroom

11' 8" x 11' 4" (3.56m x 3.45m) Double glazed window to rear. Double wardrobe cupboard. Radiator. Fitted carpet.

Shower Room

Double glazed frosted window to front. White suite of low level WC, pedestal hand basin and fully tiled double shower cubicle with Aqualisa shower unit. Recess lighting. Wood effect flooring. Part tiled walls. Heated towel rail. Extractor.

Exterior

Front Garden

Mainly consists of the driveway area.

Garden

Enclosed patio garden with garden shed. Useful side pedestrian access.

Parking

There is a driveway to the front of 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.

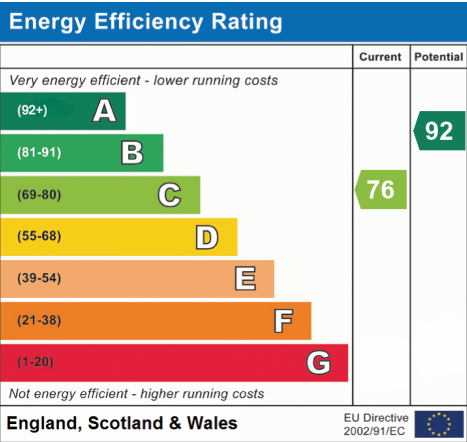
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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



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.

