



philip  
INDEPENDENT  
ESTATE  
AGENT  
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**2 Woodbrook, Charing, Kent. TN27 0DN.**

**£1,250 pcm**

## Property Summary

"I love the location and size of this two bedroom maisonette, tucked just off Pett Lane". - Sally Pascoe, Letting & Sales Executive.

A two bedroom ground floor maisonette found within the popular village of Charing that has recently been decorated throughout.

Benefits of the property include a modern kitchen, living room with useful dining area, two bedrooms, double glazing and gas central heating. Added to this there is a garage.

Charing is a popular village with a mainline station, doctors surgery and a wide range of amenities. This home is within easy reach of both countryside walk and access to the M20 for the larger towns of Ashford and Maidstone.

## Features

- Two Bedroom Ground Floor Maisonette
- Double Glazing & Gas Central Heating
- Unfurnished
- EPC Rating: C
- Living Room & Dining Area
- Garden Area & Garage
- Village Location
- Council Tax Band: C

## **Ground Floor**

### **Entrance door to:**

### **Lobby**

Understairs cupboard.

### **Hall**

Storage cupboard. Radiator.

### **Living Room**

13' 4" x 11' 4" (4.06m x 3.45m) Double glazed window to front. Radiator.

### **Dining Area**

7' 2" x 6' 3" (2.18m x 1.91m) Double glazed window to front. Radiator.

### **Kitchen**

8' x 7' 6" (2.44m x 2.29m) Double glazed window to rear. Brand new base and wall cupboards. Stainless steel sink unit. Plumbing for washing machine. Cupboard housing central heating boiler. Larder cupboard. Space for fridge/freezer.

## **Bedroom One**

11' 2" x 11' 9" (3.40m x 3.58m) Double glazed window to front. Radiator.

## **Bedroom Two**

10' 10" x 7' 2" (3.30m x 2.18m) Double glazed window to rear. Radiator.

## **Bathroom**

Double frosted window to rear. Brand new suite comprising of low level WC, vanity unit, panelled bath with shower. Heated towel rail.

## **Exterior**

### **Front Garden**

There is a lawned area found to the front of the property.

### **Garage**

There is a garage found in the block to the rear of the property.

### **Agents Note**

There will be new carpets in 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.

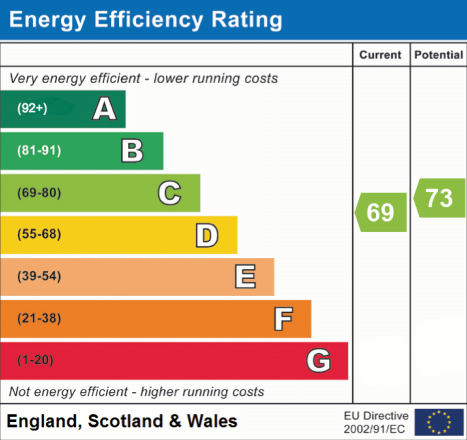
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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