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2 Russet Gardens, Harrietsham, Maidstone, Kent. ME17 1FX.

£1,600 pcm

Property Summary

"I love the semi-rural position of this well-designed three bedroom home, at the foot of the North Downs" – Sally Pascoe, Lettings and Sales Executive.

2 Russet Gardens is a three bedroom terraced property, offering plenty of living space, in the village of Harrietsham.

To the downstairs, there is the entrance hall with a useful cloakroom. There is the shaker style kitchen which leads through to the open plan living/dining area with bifold doors to the garden.

Upstairs, there are two double bedrooms, a single bedroom and a modern, family bathroom.

Externally, the garden is mainly laid to lawn but also offers a patio area and rear access.

There are two tandem parking spaces to the rear of the property.

Harrietsham is a village offering convenience to the M20 and A20, as well as a train station with services to London Victoria and London Bridge. There are several amenities within close proximity to the property including a CO-OP and a village public house.

Features

- Three Bedroom Property
- Two Parking Spaces
- Private Garden
- Council Tax Band D
- Village Location
- Large Living Area
- EPC Rating: C

Ground Floor

Hallway

Double glazed window to front. Front door. Radiator.

Cloakroom

Double glazed frosted window to front. Low level WC. Pedestal hand basin. Consumer unit.

Kitchen

10’3” x 11’4” (3.16m x 3.48m) Range of base and wall shaker style units. Bosch oven and 4 ring gas hob. Extractor fan. One and one half bowl sink and drainer. Space for washing machine. Space for fridge freezer. Cupboard. Radiator. Downlighting.

Lounge/Dining Area

20’4” x 17’ (6.23m x 5.19m). Double glazed bifold doors to rear. Four radiators. Tiled flooring. Understairs cupboard.

First Floor

Landing

Airing cupboard. Loft hatch.

Bedroom One

9’7” x 13’5” max (2.98m x 4.12m max) Double glazed window to rear. Radiator.

Bedroom Two

13’ 1" x 8’ 3" (3.98m x 2.51m) Double glazed window to front. Radiator.

Bedroom Three

8’4” x 8’3” (2.59m x 2.56m) Double glazed window to front. Radiator.

Bathroom

Double glazed frosted window to rear. White suite compromising of low level WC, wall hung basin and panelled bath with shower. Chrome heated towel rail. Downlighting.

Exterior

Front Door

Paving to front door. Shrubs and lawn.

Rear Garden

Mainly laid to lawn. Patio area. Stairs to rear access to

Parking

Two tandem parking spaces.



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.

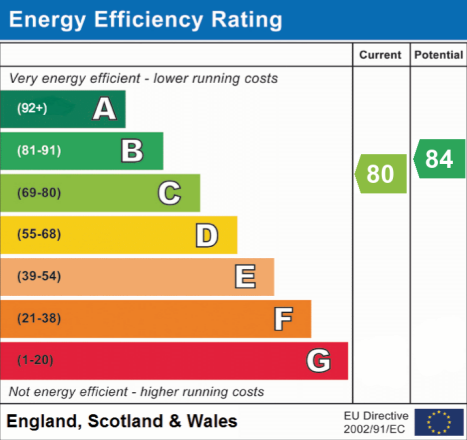
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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

