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## Palace Gallery Market Place, Charing, Kent. TN27 0LR.

£900 pcm

### Property Summary

"This cottage is a real one of a kind. A detached one bedroom property found in the heart of Charing". - Philip Jarvis, Director.

Palace Gallery is a charming one bedroom detached cottage found in Market Place in Charing. It is being sold with no onward chain, and an early viewing comes most recommended for this fully furnished property.

The accommodation is arranged downstairs in an open plan manner with a living/kitchen area. Upstairs there is a double bedroom and bathroom. A wooden staircase leads up to a mezzanine room, an ideal occasional room for guest or for storage.

There is an electric heating system via radiators. Found in the heart of the popular village of Charing, there is good access to the local railway station and shops. There is also good access to the M20 motorway.

### Features

- One Bedroom Detached Cottage
- Double Bedroom & Bathroom
- Centre Village Location
- Council Tax Band: C
- Open Plan Living/Kitchen Area
- Many Character Features
- EPC Rating: N/A

## **Ground Floor**

### **Entrance Door To**

### **Living Room/Kitchen**

20' 0" max x 12' 10" (6.10m x 3.91m) Two windows to front. Radiator. Stairs to first floor. Understairs cupboard. Range of base and wall units to one wall to include larder cupboard. Inset single drainer sink unit. Built in fridge/freezer. Washing machine. Electric cooker. Laminate floor.

## **First Floor**

### **Landing**

Radiator. Cupboard housing electric heating system. Stairs to mezzanine.

### **Bedroom**

13' 0" x 9' 9" (3.96m x 2.97m) Window to front. Velux window to front. Exposed beams. Radiator. Vaulted ceiling.

## **Bathroom**

Window to side. White suite of low level WC, pedestal hand basin and panelled corner bath with shower attachment. Heated towel rail. Tiled floor.

## **Mezzanine**

Beamed ceiling. Ideal occasional bedroom or storage area.

## **Exterior**

### **Parking**

There is a public car park found approximately 50 metres from the cottage.

## **Agents Note**

The internal photographs are photos taken approximately three years ago when the property was used as a holiday let.



**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/>

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.

**Viewing Strictly By Appointment With**

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