



philip INDEPENDENT
ESTATE AGENT
Jarvis



4 Pilgrims Court, High Street, Charing, Kent. TN27 0HU.

£975 pcm

Property Summary

"I really like the position of this two bedroom first floor apartment found just off Charing High Street". - Philip Jarvis, Director.

Available at the end of January 2025 is this two bedroom apartment found in the heart of Charing and justifies an early viewing.

The property is arranged with a lounge/dining room plus a kitchen found off to one side. There are two bedrooms, both with fitted wardrobes and a bathroom.

Outside to the rear is an enclosed garden area and an allocated parking space found to the front.



Features

- Two Bedroom First Floor Apartment
- Living/Dining Room
- Parking Space
- Fitted Kitchen & Bathroom
- Council Tax: C
- Tucked Away Position
- Own Rear Garden
- Available End Of January 2025
- Central Village Location
- EPC Rating: C

First Floor

Entrance Door To:

Hall

Radiator. Meter cupboard. Airing cupboard.

Living/Dining Room

18' 2" x 15' 6" (5.54m x 4.72m) Two double glazed windows to rear and further double glazed window to side. Fireplace. Two radiators.

Kitchen

8' 6" x 8' (2.59m x 2.44m) Double glazed window to rear. Range of base and wall units. Stainless steel sink unit. Neff electric oven and gas hob with extractor over. Washing machine and dishwasher. Wall mounted boiler. Space for fridge/freezer.

Bedroom One

9' 3" to wardrobe door x 8' 11" (2.82m x 2.72m) Double glazed window to side. Radiator. Double and single wardrobe cupboards.

Bedroom Two

9' 6" to wardrobe door x 8' 3" (2.90m x 2.51m) Double glazed window to front. Radiator. Double and single wardrobe cupboards.

Bathroom

Double glazed frosted window to side. White suite of low level WC, pedestal hand basin and panelled bath with shower attachment. Radiator. Fully tiled walls.

Exterior

Rear Garden

There is an enclosed rear garden area laid to lawn.

Parking

There is one allocated parking space found to the front of the apartment.

Agents Note

1. The photos were taken in 2019 when the current Tenant moved in.



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.

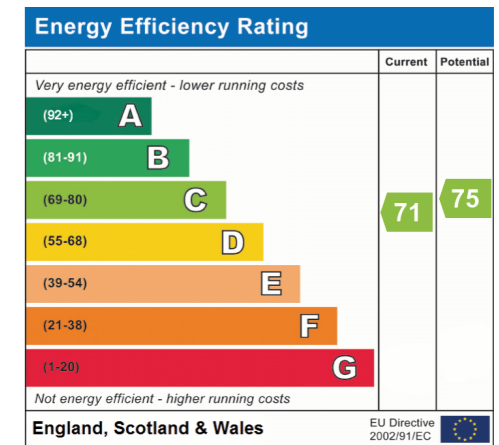
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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



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