



philip INDEPENDENT
ESTATE AGENT
Jarvis



355 Willington Street, Maidstone, Kent. ME15 8HL.

£1,150 pcm

Property Summary

"I really like these maisonettes. Well proportioned rooms and ideally positioned for Maidstone". - Philip Jarvis, Director.

A two bedroom ground floor maisonette found along Willington Street in Maidstone. Well presented, the property benefits from a modern kitchen/living room, two bedrooms and a bathroom.

There is also double glazing and gas central heating. There is a garden area to both the front and rear and a parking area to the front of the maisonette.

Maidstone town centre is within easy access as also is the M20 motorway.

Features

- Two Bedroom Ground Floor Maisonette
- Available May 2024
- Front & Rear Garden Area
- Popular Location for Maidstone
- EPC Rating: D
- Modern Kitchen & Shower Room
- Parking For Two Cars
- Double Glazing & Gas Central Heating
- Good Decorative Order
- Council Tax Band: D

Ground Floor

Entrance door to Porch

Glass door to

Living Room

12' 9" x 10' 9" (3.89m x 3.28m) Double glazed window to front. Radiator. Electric wall fire.

Kitchen

9' 4" x 6' 11" (2.84m x 2.11m) Double glazed window to rear. Double glazed door to rear. Range of base and wall units. Stainless steel round bowl sink unit. Lamona electric oven and electric hob with stainless steel extractor hood over. Integrated washing machine and fridge. Local tiling. Vinyl tiled effect flooring.

Bedroom One

9' 9" x 9' 5" (2.97m x 2.87m) Double glazed window to front. Radiator.

Bedroom Two

10' 5" x 9' 2" (3.17m x 2.79m) Double glazed patio doors to rear. Radiator.

Shower Room

Double glazed frosted window to rear. White suite of low level WC, pedestal hand basin and walk in shower. Fully tiled walls. Vinyl tiled effect. Flooring. Radiator.

Exterior

Front Garden

Lawn area to front with path to front door.

Rear Garden

Area of garden to the rear.

Parking

There is off road parking for two cars.



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.

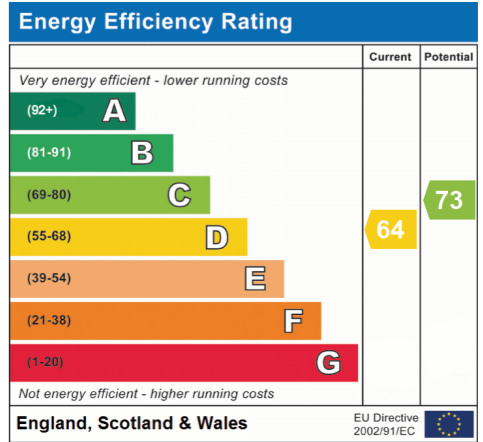
• Early termination (Tenant's request): Should the Tenant wish to leave their contract early, they shall be liable to the Landlord's costs in re-letting the Property as well as all rent due under the Tenancy until the start date of the replacement Tenancy. These costs will be no more than the maximum 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

