



philip INDEPENDENT
ESTATE AGENT
Jarvis



39 Murrain Drive, Downswood, Kent. ME15 8XN.

£925 pcm

Property Summary

"These properties always rent out really well and this one has the bonus of its own rear garden". - Philip Jarvis, Director.

A one bedroom ground floor maisonette found within a popular residential district of Maidstone.

The property comes with a kitchen, bathroom and one bedroom and painted throughout. Added to this there is Moduleo flooring, double glazing and electric heating.

There is also an enclosed rear garden and an allocated parking space.



Features

- One Bedroom Ground Floor Maisonette
- Own Garden & Parking Space
- EPC Rating: D
- Kitchen And Bathroom
- Popular Residential Area
- Council Tax Band: B



Ground Floor

Entrance Door To:

Lobby

Double glazed frosted window to porch. Moduleo flooring. Double glazed door to:

Living Room

13' 5" x 10' 10" (4.09m x 3.30m) Double glazed window to front. Electric radiator. Recess lighting. Moduleo flooring. Double doors to:

Inner Lobby

Recess lighting. Two storage cupboards. Airing cupboard. Moduleo flooring.

Kitchen

9' 9" x 5' 9" (2.97m x 1.75m) Double glazed window and door to rear. Range of base and wall units. Stainless steel single bowl sink unit.

Lamona stainless steel electric oven and Lamona electric hob. Space for washing machine and fridge. Electric radiator. Recess lighting. Moduleo flooring.

Bedroom

13' into wardrobe recess x 9' (3.96m x 2.74m) Double glazed window to rear. Electric radiator. Recess lighting. Moduleo flooring.

Bathroom

Double glazed frosted window to side. White suite of concealed low level WC and vanity hand basin. Panelled bath with shower unit and screen. Chrome towel rail. Recess lighting. Extractor. Fully tiled walls.

Exterior

Front

Small area to front

Rear

Approximately 30ft in length. Patio area. Shingled borders. Side access.

Parking

One allocated parking space found nearby to 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.

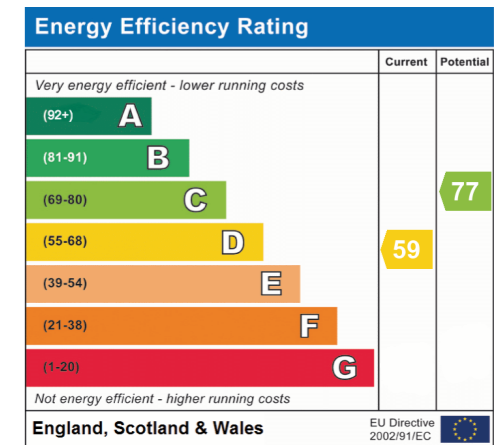
- Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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

- 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.

