





92, Elmfield, , ME8 6BN
£1,600 Per Month

- RENT £1600PCM, SECURITY DEPOSIT £1,846
- TENANT HOLDING DEPOSIT £369
- 4 BEDROOM TERRACE TERRACE HOUSE
- LET UNFURNISHED
- EXTENDED ACCOMMODATION
- EPC RATING "D"
- COUNCIL TAX BAND "D" / MEDWAY COUNCIL

RENT £1600 PCM, SECURITY DEPOSIT £1,846. TENANT HOLDING DEPOSIT £369

SUBSTANTIAL 4 BEDROOM HOUSE IN POPULAR RESIDENTIAL LOCATION.

Harrison Residential are delighted to offer for let this large 4 bedroom terrace house in the popular Elmfield area of Gillingham, which is conveniently positioned for access to both Gillingham and Rainham.

Featuring EXTENDED ACCOMMODATION, the property will be ideal for the growing family, and is let on an unfurnished basis.

EPC Rating "D"

Medway Council Tax Band "D"

Porch

Double glazed entrance door, hardwood door to :

Lounge

17'5" max x 12'3" (5.32m max x 3.74m)

Double glazed window to front, 2 radiators, stair case to first floor.

Dining Room

23'9" x 10'11" (7.25m x 3.33m)

Double glazed sliding patio door to rear garden. Radiator. Fireplace with inset electric fire.

Kitchen

19'2" x 6'0" (5.86m x 1.84m)

Modern fitted kitchen comprising base and eye level units with work surfaces over and inset sink unit. Double glazed window to rear. Built in "Neff" microwave/oven and separate oven, gas hob with extractor fan over. Cupboard housing boiler. Integrated washing machine, tumble dryer and dishwasher,

Landing

Bedroom 1

12'4" x 10'3" (3.78m x 3.14m)

Double glazed window to front, radiator.

Bedroom 4

9'2" x 6'10" (2.81m x 2.10m)

Double glazed window to front, radiator.

Bedroom 3

10'11" max x 11'1" max (3.33m max x 3.40m max)

Double glazed window to rear, radiator.

Study

11'3" x 8'9" (3.45m x 2.67m)

Bathroom

10'10" x 7'5" red to 5'9" (3.32m x 2.27m red to 1.76m)

Frosted double glazed window to rear. White suite comprising shower cubicle, panelled bath, low level WC and pedestal wash hand basin. Radiator.

Second Floor Landing

Bedroom 2

15'10" x 12'11" max (4.85m x 3.95m max)

Double glazed windows to front and rear. 2 radiators.

Exterior

Rear Garden

Approx 50' in depth mainly laid to lawn. Rear pedestrian access. Fenced to boundaries.

Holding Deposit

A refundable holding deposit is required to reserve a property. This is one week's rent calculated as monthly rent x 12 / 52

Important Notice

Harrison Residential, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrison Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

Permitted Tenant Fees

All tenants are required to pay rent, but detailed below are other permitted payments before, during or after the tenancy agreement.

Holding Deposit : Equal to one week's rent of the agreed monthly rental value (calculated by monthly rent x 12 / 52). This will normally be taken off the first month's rent payment prior to moving into the property

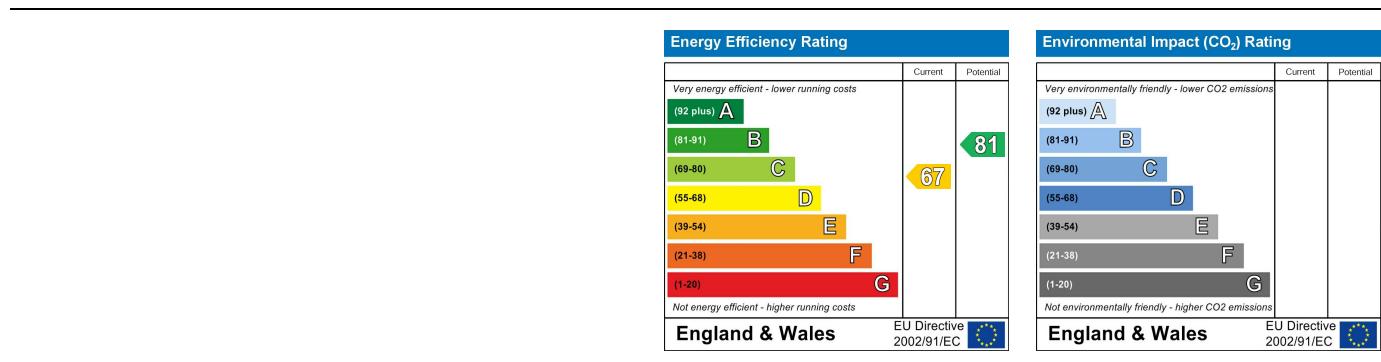
Security Deposit : Capped at 5 week's rent where the annual rent is less than £50,000 or 6 weeks where the total annual rent is £50,000 or above.

Tenancy Variation : A maximum fee of £50 inc VAT may be applicable if the tenant(s) request, and the landlord approves a variation to the tenancy agreement.

Key Replacement : The cost of any replacement key, key fob or security device that has been lost or broken.

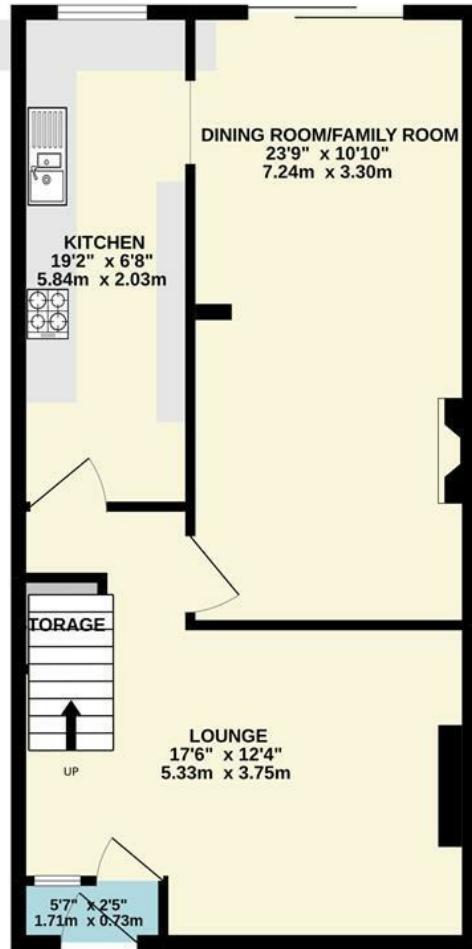
Early Termination : Upon receipt of a written request from the tenant(s) and acceptance of the landlord, to terminate the tenancy prior to the fixed term, a fee equivalent to the landlord's costs to re-let the property will be due.

Default Fees : Only applicable if written into the tenancy agreement and covers late payment of rent, limited to 3% over the Bank of England base rate for each day the rent is outstanding and applies to rent that is more than 14 days overdue.



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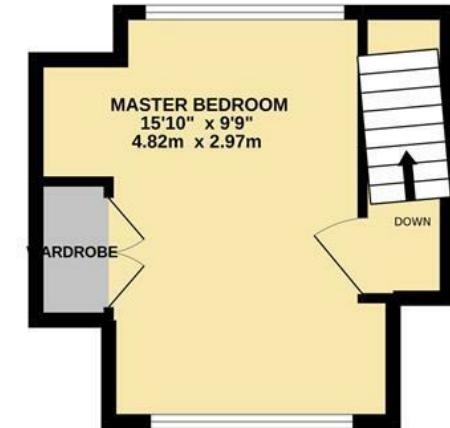
GROUND FLOOR
622 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.5 sq.m.) approx.



2ND FLOOR
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 1445 sq.ft. (134.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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