01634 379 799

HARRISONS REEVE

33 Henrietta Chase

St. Marys Island • Chatham

Price: £1,350 Per Calendar Month

www.harrisonsreeve.com

33, Henrietta Chase, St. Marys Island, ME4 3SZ
£1,350 Per Calendar Month

- RENT £1,350 PCM, SECURITY DEPOSIT £1557, TENANT HOLDING FEE EQUAL TO 1 WEEK'S RENT
- FIRST FLOOR APARTMENT
- FITTED KITCHEN
- BALCONY TO LOUNGE
- POPULAR RESIDENTIAL LOCATION OF ST MARY'S ISLAND
- 2 PARKING SPACES
- LET UNFURNISHED, AVAILABLE WITH IMMEDIATE EFFECT
- EPC RATING "C", MEDWAY COUNCIL TAX BAND "D"

Nestled in the charming area of Henrietta Chase on St. Marys Island, Chatham, this delightful flat offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a serene retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The natural light that floods this space enhances its appeal, creating a bright and airy environment.

The flat boasts two bathrooms, ensuring convenience and privacy for all residents. This feature is particularly advantageous for busy mornings or when hosting visitors.

St. Marys Island is known for its picturesque surroundings and community spirit, making it a desirable location for those looking to enjoy a peaceful lifestyle while still being close to local amenities. The area offers a variety of shops, parks, and recreational facilities, catering to all your daily needs.

This property presents an excellent opportunity for anyone looking to live in a comfortable and stylish home in a sought-after location. With its modern features and prime setting, this flat is not to be missed.

HALLWAY

L SHAPED KITCHEN/LIVING ROOM
19'4 x 11'4 (5.89m x 3.45m)
L shaped open plan design with double doors to balcony, the kitchen has built in appliances including fridge freezer, washing machine, dishwasher and oven and hob. wood effect flooring

MASTER BEDROOM
11'1" x 15'8" (3.4 x 4.8)
Corner window feature, carpeted with corner en-suite

EN-SUITE
6'9 x 5'5 (2.06m x 1.65m)
Bath sink and toilet

BEDROOM 2
12'5 x 9'4 (3.78m x 2.84m)
Carpeted

BATHROOM
6'6 x 5'6 (1.98m x 1.68m)
Modern fitted bathroom comprising bath, sink and toilet

BALCONY
16'11 x 6'0 (5.16m x 1.83m)
Balcony area suitable for outdoor seating area.

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

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).

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.

Utilities : To include gas, water, sewerage, electricity or any other fuel unless otherwise included within the rent

Council Tax : Payable to the billing authority unless classed as exempt.

Communications : Telephone & Broadband Charges unless otherwise included within the rent

Cable/Satellite : Both the installation (upon approval from the landlord where required) and subscription to the relevant suppliers unless otherwise included in the rent

Television License : Payable to the billing authority.

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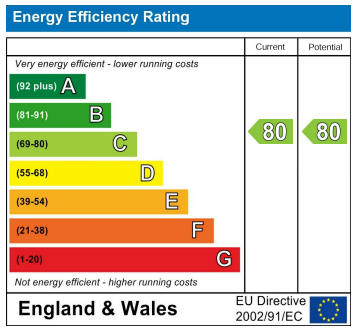
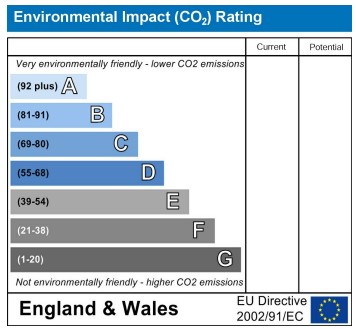
Rent Warranty Cover
Please note that Harrisons Reeve, acting under cover of an introducer only, can on a landlord's behalf obtain a rental warranty cover, for which a small administration fee may apply.





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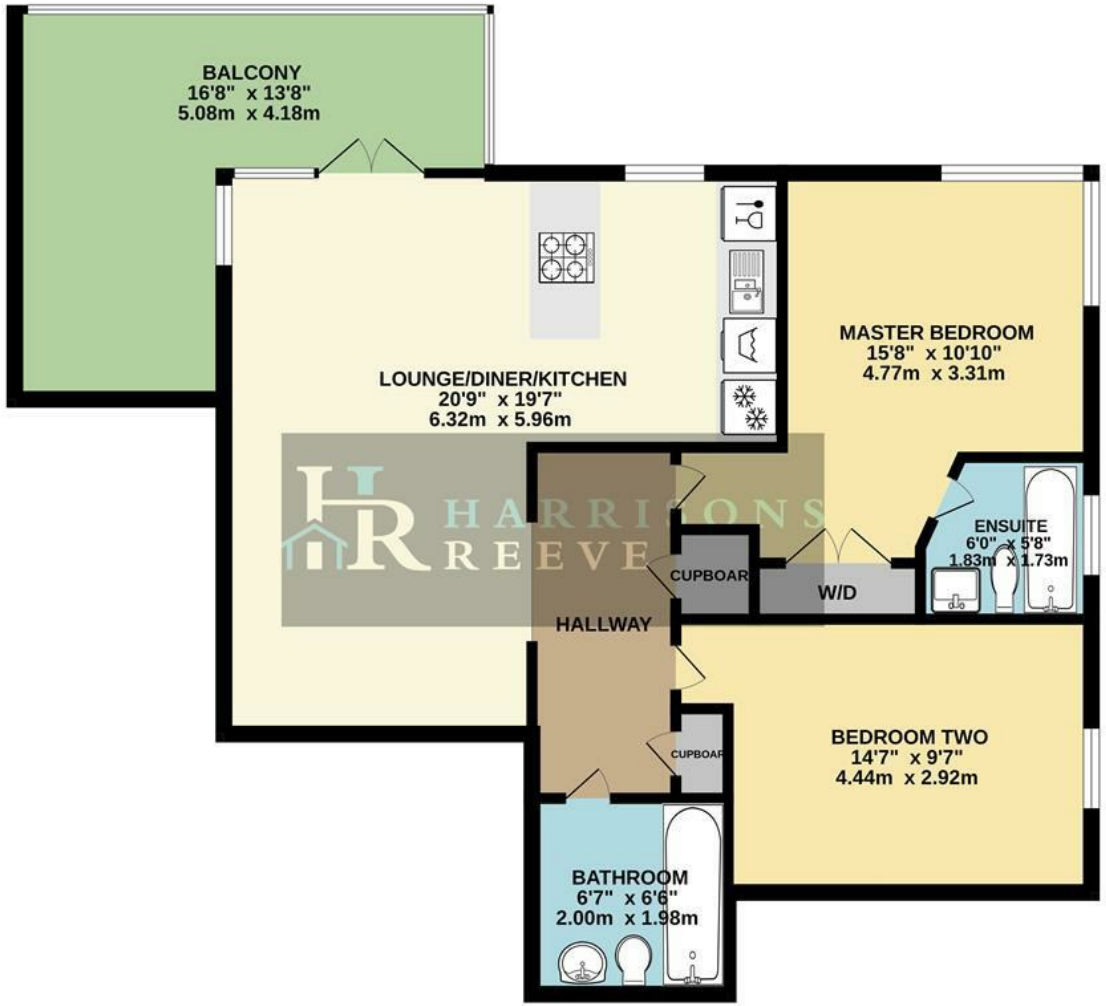
FIRST FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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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