01634 379 799

www.harrisonsreeve.com

31 Langdon Road

• Rochester

Price: £1,150 Per Calendar Month

31, Langdon Road, , ME1 1UN
£1,150 Per Calendar Month

- ONE BEDROOM FLAT
- RENT £1,150 PCM DEPOSIT £1,326, TENANT HOLDING DEPOSIT £265
- CLOSE TO HISTORIC ROCHESTER
- RECENTLY REFURBISHED
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- EPC RATING 'D'
- MEDWAY COUNCIL TAX BAND A
- CLOSE TO LOCAL AMENITIES
- GARDEN

Nestled in the charming area of Langdon Road, Rochester, this recently refurbished flat offers a delightful blend of modern living and historical charm. With one spacious reception room, this property is perfect for those seeking a comfortable and stylish home. The flat features one well-appointed bedroom, providing a serene retreat for rest and relaxation. The bathroom is thoughtfully designed, ensuring convenience and comfort.

Rochester is renowned for its rich history, and living here means you will be surrounded by beautiful architecture and a vibrant community. The area boasts an array of local amenities, including shops, cafes, and restaurants, all within easy reach. Additionally, the picturesque surroundings offer plenty of opportunities for leisurely strolls and exploration.

This flat is an ideal choice for individuals or couples looking for a modern living space in a historic setting. With its recent refurbishment, you can enjoy contemporary comforts while being part of Rochester's storied past. Don't miss the chance to make this charming flat your new home.

Lounge
12'4" x 11'7" (3.78 x 3.54)
Window to front, carpet, radiator

Kitchen
11'3" x 9'6" (3.45 x 2.90)
Bay window to side, radiator

Bedroom
12'0" x 8'4" (3.66 x 2.56)
Window to rear, radiator, carpet

bathroom
6'0" x 5'3" (1.85 x 1.61)
window to rear, low level toilet, pedestal wash basin, bath with shower mixer tap. radiator.

Cellar
13'6" x 11'7" (4.13 x 3.55)

Garden
Pation and lawn area with some well established shrubs

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). 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.

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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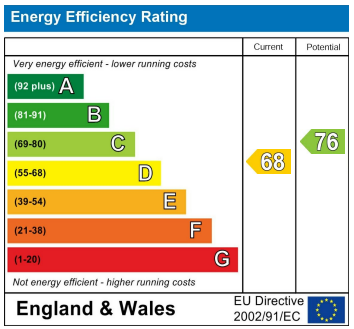
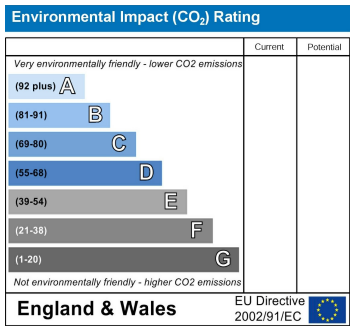
Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

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 and the photographs may have been enhanced using photo editing software.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities.





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BASEMENT
409 sq.ft. (38.0 sq.m.) approx.

GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.

HARRISONS REEVE

TOTAL FLOOR AREA : 909 sq.ft. (84.5 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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