



Chart Road,
Maidstone ME17 3RB
£1,450 Per Month

COLES
TOWN & COUNTRY
VALUERS · LETTINGS & ESTATE AGENTS

A splendid 3 bedroom cottage in a sought after village location. The property enjoys an elevated position with far-reaching views of the surrounding countryside from the first floor. Allocated parking and lovely garden.

Sutton Valence is a sought-after village known for its stunning countryside views, historic charm, and excellent local amenities. The property is within easy reach of Maidstone for wider shopping and transport links. Highly regarded schools in the area include Sutton Valence School, a well-respected independent school, as well as excellent local primary and secondary schools.

With its quaint village setting, great schools, and easy access to major roads, Trafalgar Cottage is an ideal home for those looking to embrace a peaceful yet well-connected lifestyle.



A more detailed description is as follows:

Ground Floor:

Beautiful lounge/diner with feature fireplace and working work burner, patio doors to garden and feature corner window which provides lovely views.

Kitchen/Breakfast room – country style kitchen with oven and hob. Space fridge/freezer and dishwasher.

Utility room – with cupboards, butler sink, understairs storage, plumbing for washing machine and downstairs toilet.

First Floor:

Master bedroom with en-suite shower room. Double doors with Juliette railing overlooking the garden. Further double doors to the side leading out to balcony giving views of the neighbouring countryside.

Bedroom 2 – a double room with views to front and feature fire.

Bedroom 3 – a small double.

Bathroom - white suite comprising a p-shaped bath, shower over the bath, wc and wash basin.

Exterior:

Well maintained gardens to the front and rear of property.

Additional Information:

Double Glazing

Gas Central Heating

Council Tax Band D

One allocated parking spot

Shared septic tank for waste water

Terms for Holding Fee

Holding Fees & Deposit

The holding fee will be equivalent of one week's rent which will reserve the property for you whilst the referencing checks and preparation for the tenancy agreement are being undertaken.

This is worked out as follows:

Monthly rent x 12 (months in a year) divided by 52 (the number of weeks in a year) = Amount of Holding Deposit to be paid by the applicant

This will be protected through membership of a client money protection scheme.

Your holding fee will be deducted from your first month's rent on the day you come to sign the tenancy agreement and collect the keys to your new home. The holding fee will also be returned to the applicant within 7 days if the Landlord or agent choose to withdraw from the proposed agreement.

Coles Group have the right to retain your holding fee for the following reasons:

- The applicant provides false or misleading information
- The applicant fails a Right to Rent Check
- The applicant withdraws from a property

If Coles Group do retain the applicants holding fee they will set out in writing (via email or letter sent to their current address stated on the application form) why they are retaining the applicants holding fee within 7 days of deciding not



to let the property to them or within 7 days of the “deadline for agreement” passing.

Coles Group will provide a copy of a blank tenancy agreement with the application form. If you require this to be resent, it is the applicant’s responsibility to contact Coles Group for this.

The applicant and Landlord will usually have until the 15th day after the holding deposit has been received to sign the new Tenancy Agreement for the property applied for, known as the ‘deadline for agreement’. However, this may be different depending on when the property will be ready or when the applicant would prefer to move. Coles Group will provide in writing when the proposed tenancy can be taken. This could be more or less than the 14 days outlined in the ‘deadline for agreement.’ Coles Group accept no responsibility if the applicant has not been able to collect all of the relevant references in order to pass the necessary checks within the agreed time. Without the required references, Coles Group will not be able to enter into a tenancy agreement until the checks have been satisfied.

If you have any questions regarding the application form, the applicant is to contact Coles Group before returning the completed application form and paying their holding fee.

Deposit:

A dilapidations deposit equivalent to 5 weeks rent is payable at the start of your tenancy (unless advised otherwise). The dilapidations deposit will either be held by Coles Group and registered with the Tenancy Dispute Service or in instances

where we do not manage the property, the deposit will be held by the Landlord and registered in a Government approved scheme.

Please read carefully:

Upon the completion of my referencing I (the prospective tenant) agree for my Holding Deposit to be converted and contributed into my first months rent in advance.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

The Estate Office, Roundoak, Heniker Lane, Sutton Valence, Kent, ME17 3ED
 01622 763322
 enquiries@thecolesgroup.co.uk

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Location Map

