



Ryarsh Lane,
West Malling ME19 6QP
£1,300 Per Month

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A two bedroom flat with beautiful views situated in a quiet, popular location of West Malling. This property has been kept to an exceptionally high standard with a beautiful, modern kitchen and bathroom. The property boasts plenty of natural light throughout, its own entrance, two double bedrooms and an off road parking space.

Situated in one of the most attractive small towns, this flat is conveniently located close to West Malling High Street, mainline train station taking you to London Victoria and the M20 making it a perfect location for commuters.

PLEASE NOTE: photos were taken before the current tenant occupied the property



A more detailed description is as follows:

Lounge - large space with plenty of space to turn into a lounge diner

Kitchen - modern fitted kitchen with built-in washing machine, cooker, hob, cooker hood and freestanding fridge freezer

Master Bedroom - double bedroom

Bedroom Two - double bedroom

Bathroom - modern, fully tiled bathroom with WC, basin and shower cubicle

Courtyard garden

Additional Information:

Double glazed

Gas central heating

Council tax band - C

Off road parking space

Own entrance

References:

Applicants who will be sharing, those with pets or those who smoke will not be considered for this property.

A refundable holding deposit is payable upon acceptance of your application. All income must be evidenced by documents. Applicants cannot be considered without the above income requirement also being met.

All applicants are expected to have a clean credit score and a positive landlord reference if they are currently in rented accommodation.

Applicants will be asked to produce a government-issued photographic ID as well as a recent proof of address such as a utility bill, a council tax bill or a letter from your employer, but not a bank statement or a mobile phone bill. We would

ask for your cooperation in order that there will be no delay in agreeing on the let (subject to references and subject to contract).





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	69	75
EU Directive 2002/91/EC		

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Location Map

