



Whitmore Street,
Kent ME16 8JU
£1,250 Per Month

COLES
TOWN & COUNTRY
VALUERS • LETTINGS & ESTATE AGENTS

Nestled in the heart of Maidstone, Whitmore Street presents an inviting opportunity for those seeking a charming terraced house. This delightful property boasts 2 to 3 bedrooms, making it an ideal choice for families or individuals looking for extra space. The interior is well-sized and spacious, providing a comfortable living environment that can easily accommodate your lifestyle needs.



A more detailed description:

One of the standout features of this home is the large garden, which offers a perfect retreat for outdoor activities, gardening, or simply enjoying the fresh air. Whether you envision hosting summer barbecues or creating a tranquil space for relaxation, this garden provides ample room to bring your ideas to life.

Please note although the third bedroom is a good size and fits a double bed, it is located off of the second bedroom. The family bathroom of the property is on the ground floor as standard in most terrace properties.

Located in a vibrant area of Maidstone, this property benefits from convenient access to local amenities, schools, and transport links, ensuring that everything you need is within easy reach. The combination of a well-proportioned home and a generous outdoor space makes this terraced house a rare find in the market.

In summary, Whitmore Street is a wonderful opportunity for anyone looking to settle in a spacious and well-located property in Maidstone. With its charming features and potential for personalisation, this home is ready to welcome its new owners.

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:

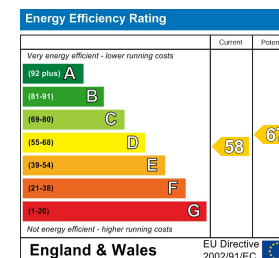
A dilapidations deposit equivalent to 5 weeks rent is payable at the start of your tenancy (unless advised otherwise). The dilapidations deposit will either be held by Coles Group and registered with the Tenancy Dispute Service or in instances where we do not manage the property, the deposit will be 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.





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

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Location Map

