



,  
Maidstone ME14 2FS  
£1,600 Per Month

**COLES**  
TOWN & COUNTRY  
VALUERS · LETTINGS & ESTATE AGENTS

Welcome to this stylish penthouse flat located in the heart of Maidstone. This modern top-floor apartment offers a perfect blend of comfort and contemporary living, making it an ideal choice for those seeking a sophisticated urban lifestyle.

As you enter, you are greeted by a spacious and inviting atmosphere, enhanced by two well-appointed reception rooms that provide ample space for relaxation and entertaining. The flat boasts two generous double bedrooms, each featuring its own ensuite bathroom, ensuring privacy and convenience for you and your guests.

The design of the apartment is both chic and functional, with large windows that allow natural light to flood the living spaces, creating a warm and welcoming environment. The modern finishes and thoughtful layout make this property a true gem in Maidstone.

Additionally, the flat comes with allocated parking, a valuable feature in this bustling area, providing you with peace of mind and ease of access.

This penthouse is not just a home; it is a lifestyle choice, offering the perfect retreat after a busy day. With its prime location, stylish interiors, and practical amenities, this property is sure to impress. Don't miss the opportunity to make this exquisite flat your new home.

This property can be let with some furniture or fully unfurnished.



#### More Details:

A stylish top floor apartment ideally located near the town centre. This contemporary property features two bedrooms, each with its own ensuite bathroom for added privacy and convenience.

Residents will benefit from allocated parking, ensuring hassle-free parking arrangements.

The apartment also offers access to a rooftop communal garden, providing a tranquil outdoor space for relaxation and socialising.

Boasting a modern and sleek design, this property is perfect for professionals seeking a convenient and comfortable living space.

With its close proximity to local amenities and transport links, this apartment offers both convenience and luxury.

Don't miss the chance to make this stunning apartment your new home. Contact us today to schedule a viewing and experience urban living at its finest.

#### Additional Information

Affordability Criteria: £48,000

Deposit Required: £1846

Council Tax Band: C

#### Kitchen/Dining/Living

14' 4" x 20' 0" (4.36m x 6.1m)

#### Bedroom 1

10' 8" x 15' 2" (3.24m x 4.63m)

#### Bedroom 2

9' 9" x 15' 2" (2.98m x 4.63m)

#### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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 01622 763322  
 enquiries@thecolesgroup.co.uk

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## Location Map

